COBB COUNTY PLANNING COMMISSION

ZONING HEARING SUMMARY AGENDA
JULY 7, 2026

District	Case	Held and continued cases - NOT to be heard
3	Z-1-2026	**FRANCISCO J. GARCIA SANCHEZ** (*Held by the Planning Commission from the February 3, 2026 and March 3, 2026 Planning Commission hearings until the April 7, 2026 Planning Commission hearing; Continued by Staff from the April 7, 2026 Planning Commission hearing until the May 5, 2026 Planning Commission hearing; Continued by the Planning Commission from the May 5, 2026 Planning Commission hearing until the June 2, 2026 Planning Commission hearing; Continued by staff until the September 1, 2026 Planning Commission hearing)*
1	Z-13-2026	**PRESTWICK COMPANIES** (*Held by the Planning Commission from the April 7, 2026 PC 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; Continued by Staff until the July 7, 2026 hearing; ; Continued by Staff until the August 4, 2026 hearing)*
3	Z-22-2026	**THE HAVEN AT EASTSIDE, INC** (*Held by the Planning Commission from the June 2, 2026 Planning Commission Hearing until the July 7, 2026 Planning Commission hearing; Continued by Staff until the August 4, 2026 hearing)*
1	Z-27-2026	**KRG DEVELOPMENT, LLC** *(Continued by Staff until the August 4, 2026 Planning Commission hearing)*
1	SLUP-6-2026	**WOLLISTON ENTERPRISES, LLC** *(Previously held by the Planning Commission from the May 5, 2026 Planning Commission hearing until the June 2, 2026 Planning Commission hearing; Continued by staff until the July 7, 2026 Planning Commission hearing; Continued by Staff until the August 4, 2026 Planning Commission hearing)*

District	Case	Consent Agenda
1	LUP-13-2026	**REBECCA YAN**

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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, 2026 Planning Commission Hearing until the July 7, 2026 Planning Commission Hearing)*
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4	LUP-12-2026	**JUAN R. VALEZQUEZ** (*Continued by Staff until the July 7, 2026 Planning Commission hearing)*

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1	Z-25-2026	**ELITE ENGINEERING**
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4	Z-28-2026	**CONNOR THORPE**
4	LUP-14-2026	**STEVEN VAN GINKEL**
1	LUP-15-2026	**ROBERT MANTON**
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Temporary Land Use Permits

LUP-13(2026) **REBECCA YAN** (Rebecca Anne Wesselink Yan and Katharine Wesselink, Owners) requests a Temporary Land Use Permit to allow the growing and selling of cut flowers in Land Lot 157 of the 20th District. The property is located on the south side of County Line Road (2796 County Line Road). Staff recommends approval for 24 months subject to:

1. No commercial deliveries after sunset or before sunrise;
2. Sign rendering to be approved by the District Commissioner;
3. Clients to park in driveway;
4. Maximum of five clients per day by appointment only;
5. Fire Department comments and recommendations;
6. Stormwater comments and recommendations; and
7. Department of Transportation comments and recommendations.

COBB COUNTY-
ZONING HEARING AGENDA
Planning Commission–July 7, 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 until the September 1, 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 until the June 2, 2026 hearing; Continued by Staff until the July 7, 2026 Planning Commission 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 Planning Commission hearing)***

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). ***(Continued by Staff from the June 2, 2025 Planning Commission Hearing until the July 7, 2026 Planning Commission Hearing)***

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). (***Held by the Planning Commission from the June 2, 2026 hearing to the July 7, 2026 Planning Commission hearing)***

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

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). ***(Continued by Staff until the July 7, 2026 Planning Commission 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 until the June 2, 2026 hearing; Continued by Staff until the July 7, 2026 Planning Commission hearing)***

REGULAR CASES --- NEW BUSINESS

Rezoning

Z-25(2026) **ELITE ENGINEERING** (Aarish Group of Investment, LLC, Owner) requesting rezoning from **GC and NS** to **NRC** for a convenience store with fuel sales in Land Lot 296 of the 20th District. The property is Located on the southwest side of Due West Road, northwest of Lisas Drive (3807 Due West Road).

Z-26(2026) **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting rezoning from **OS** to **RRC** for purpose built student housing in Land Lots 363 and 430 of the 16th District. The property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

Z-27(2026) **KRG DEVELOPMENT, LLC** (Cobb County, Georgia and KRG Acworth Stilesboro, LLC, Owners) requesting rezoning from **LRC and LRO** to **NRC** for a drive-thru coffee shop in Land Lot 225 of the 20th District. The property is Located on the east side of Mars Hill Road, south of Stilesboro Road (1660 Mars Hill Road).

Z-28(2026) **CONNOR THORPE** (Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, Dated October 17, 2024, Owner) requesting rezoning from **R-30** to **RA-4** for a single-family subdivision in Land Lot 1194 of the 19th District. The property is located on the east and west sides of Brown Road, south of Brownwood Drive (5140 and 5180 Brown Road).

LUP-13(2026) **REBECCA YAN** (Rebecca Anne Wesselink Yan and Katharine Wesselink, Owners) requests a Temporary Land Use Permit to allow the growing and selling of cut flowers in Land Lot 157 of the 20th District. The property is located on the south side of County Line Road (2796 County Line Road).

LUP-14(2026) **STEVEN VAN GINKEL** (Steven Wenetta Van Ginkel, Owner) requests a Temporary Land Use Permit to allow an increase in the capacity of a group home from four residents to seven residents in Land Lot 159 of the 17th District. The property is located on the southwest corner of Walton Way and Rocking Hill Drive (195 Rockin Hill Drive).

LUP-15(2026) **ROBERT M. MANTON** (Robert M. Manton, owner) requests a Temporary Land Use Permit to allow the utilization of an RV ("5th wheel") as temporary residence in Land Lot 270 of the 20th District. The property is located at the western terminus of Karingway Court, at the southeast intersection of Hadaway Road and Mars Hill Road (5600 Karingway Court).

SLUP-7(2026) **CAMPUS REALTY ADVISORS, LLC** (Chastain 300, LLC and Glen Chastain, LLC, Owner) requesting a Special Land Use Permit for purpose built student housing in Land Lots 363 and 430 of the 16th District. The property is located on the west side of Chastain Center Boulevard, south of Chastain Road (100 and 300 Chastain Center Boulevard).

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

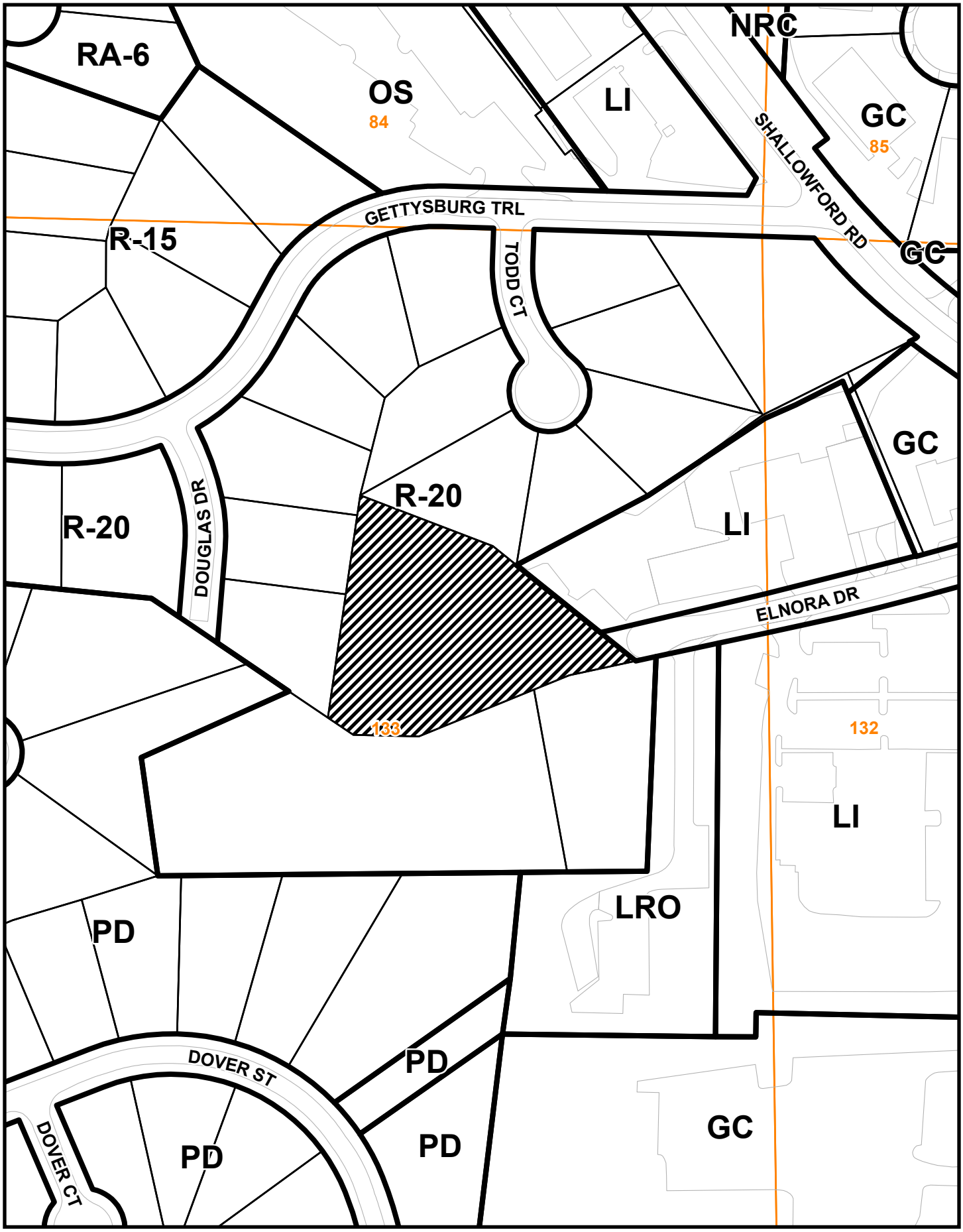
QUICK FACTS

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

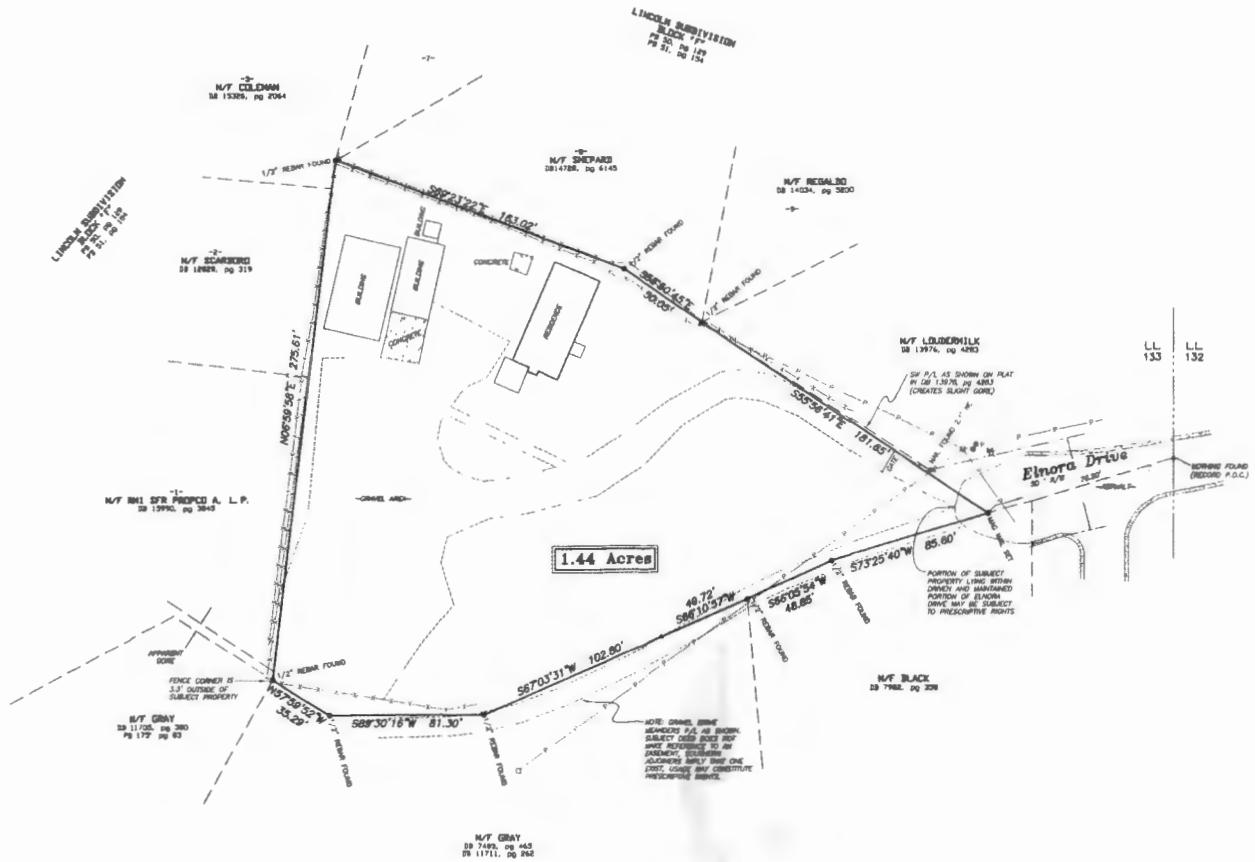
Z-1

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

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

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED IS FROM A REAL TIME KINEMATIC GPS SURVEY USING CARLSON 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)(2)(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

GRID NORTH
NAD83 GEORGIA WEST ZONE

LEGEND

● IRON PIN FOUND	⊕ FIRE HYDRANT
○ IRON PIN SET (IPS)	⊡ UTILITY POLE
▲ COMPUTED POINT (NO MONUMENT)	⊞ WATER METER
■ ROCK	⊠ WATER VALVE
⊕ LAND LOT CORNER MONUMENT	⊙ GAS METER
RB — REBAR	☼ LIGHT POLE
OTP — OPEN TOP PIPE	PROPERTY LINE
CTP — CRIMP TOP PIPE	LAND LOT LINE
P.O.B. — POINT OF BEGINNING	RIGHT OF WAY
R/W — RIGHT OF WAY	LAND POWER
P/L — PROPERTY LINE	CATV
C/L — CENTERLINE	FENCE
M/T — NOW OR FORMERLY	OVERLAND FLOW
DB/pg — DEED BOOK/PAGE	UG GAS LINE
PB/pg — PLAT BOOK/PAGE	UG POWER
PP — UTILITY POLE	TELCO LINE
LL — LAND LOT	WATER LINE
RCP — REINFORCED CONC. PIPE	UG DRAIN LINE
CMP — CORRUGATED METAL PIPE	STORM LINE
CPP — CORRUGATED PLASTIC PIPE	R/R TRACKS
ASPHALT	EXIST. CONTOUR
CONCRETE	EXIST. INDEX CONTOUR
GRAVEL	PROP. CONTOUR
	PROP. INDEX CONTOUR

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

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

DISCLOSURE & NOTICE

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

IN GOD WE TRUST

PREPARED BY
Chastain & Associates, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC SC AL GA
Since 1995
"Covering Dixie Like The Dew"
CHASTAINASSOCIATES.COM
(706)276-7528 (770)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-852-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

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

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 TODD CT KENESAW
GA 30144.

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

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

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

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

2-1

2025087113 Plat Book 283 pg 683
Filed and Recorded: 10/7/2025 10:07:00 AM
Connie Taylor
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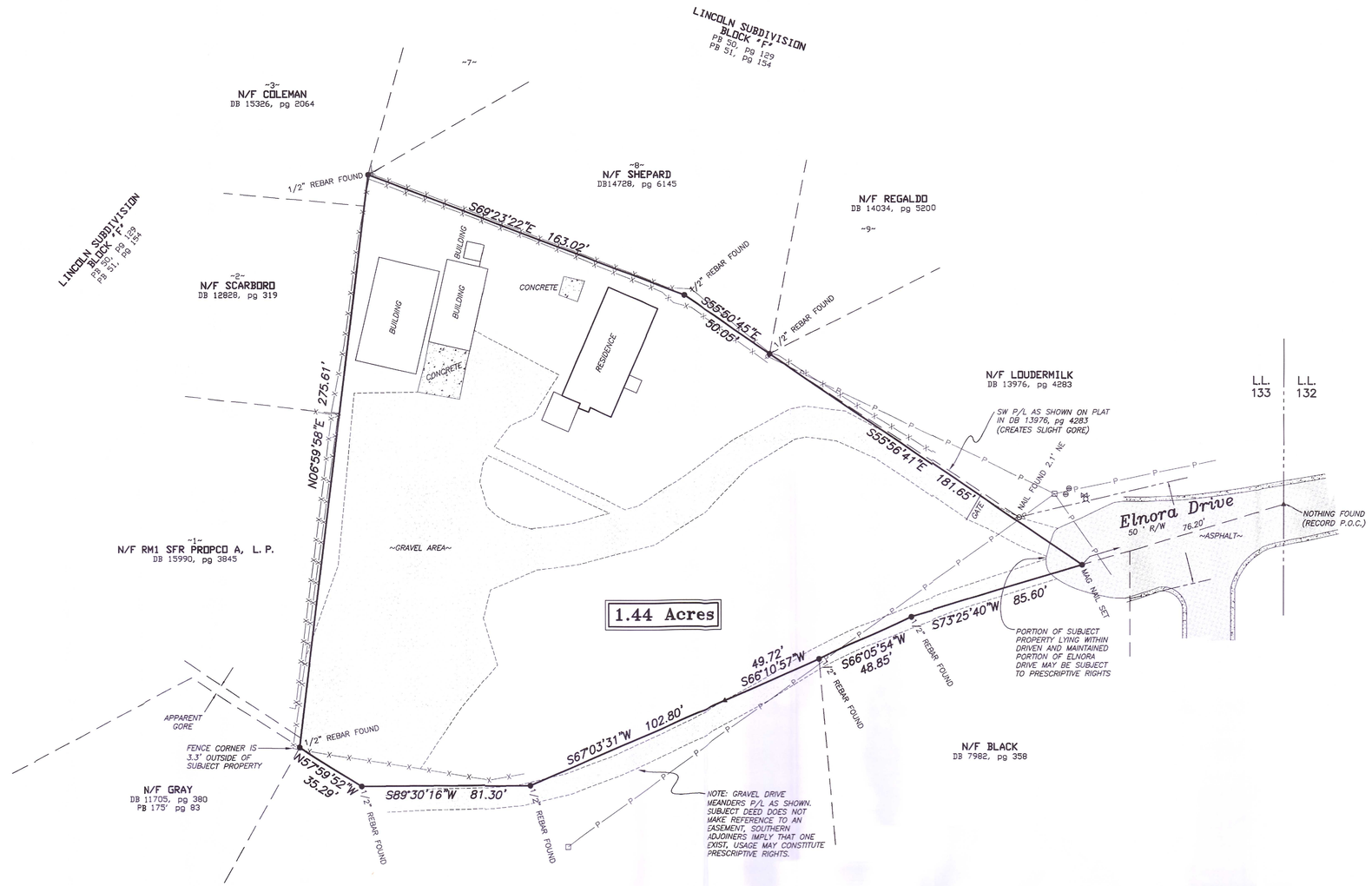
TAX PARCEL: 16013300010



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GEORGIA REGISTERED No. 2718 LAND SURVEYOR MARK E. CHASTAIN

ILEGIBLE
OCT 08 2025
COBB COUNTY ... ING

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PREPARED FOR

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

POWER BOX	
UTILITY PEDESTAL	
DRAIN INLET	
STORM MH	
SEWER MH	
PROPERTY LINE	
LAND LOT LINE	
RIGHT OF WAY	
O/H POWER	
O/H TELEPHONE	
FENCE	
STREAM OR POND	
UG GAS LINE	
UG POWER	
SEWER LINE	
WATER LINE	
UG COMMUNICATIONS	
STORM LINE	
R/R TRACKS	
EXIST. CONTOUR	
EXIST. INDEX CONTOUR	
PROP. CONTOUR	
PROP. INDEX CONTOUR	

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

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

DISCLOSURE & NOTICE

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

IN GOD WE TRUST

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

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

SHEET 1 OF 1
FILE: 225F35

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-1-2026

SITE BACKGROUND

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

QUICK FACTS

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

FINAL ZONING STAFF RECOMMENDATIONS

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

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

Z-1 2026 Aerial Map



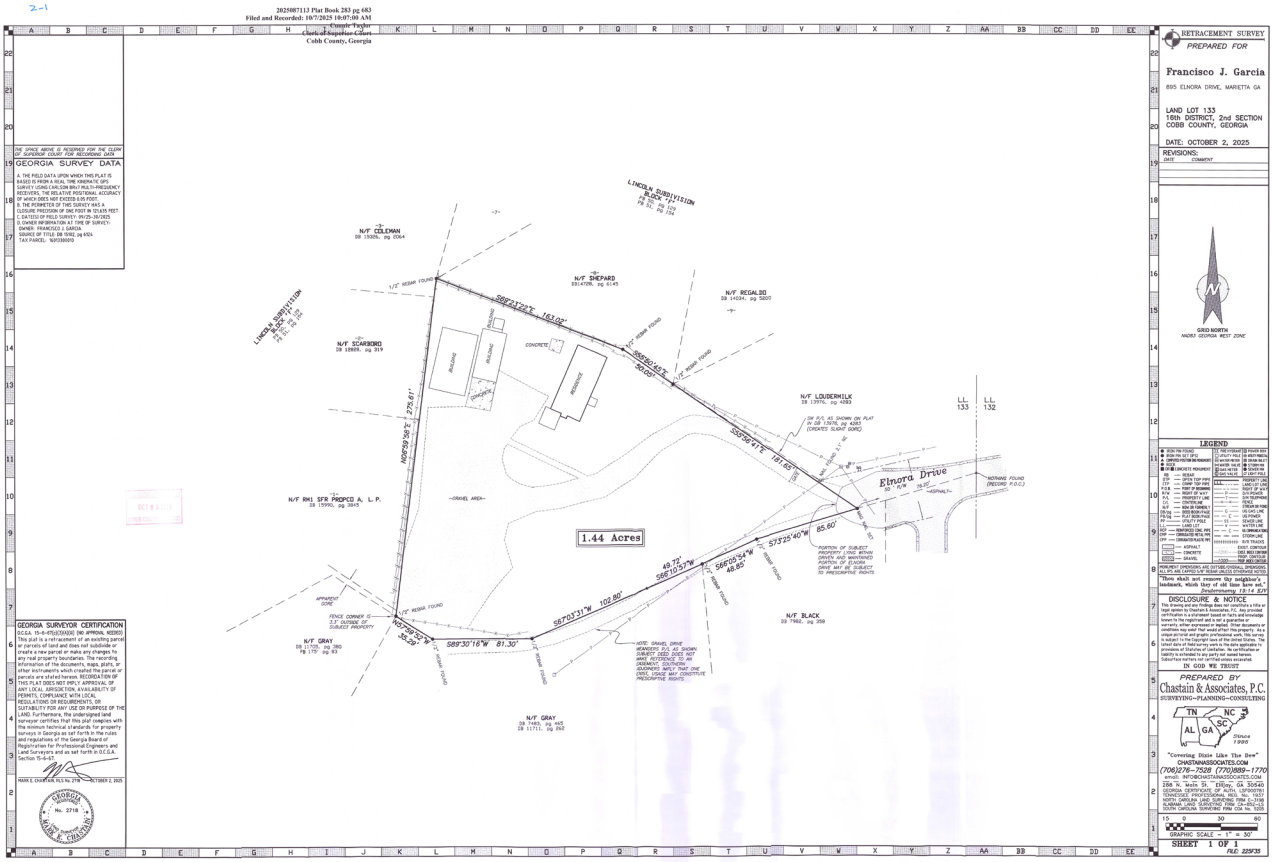
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary

Z-1-2026 DEPARTMENT COMMENTS – Zoning Division



North

Zoning: R-20/ Single-family Residential

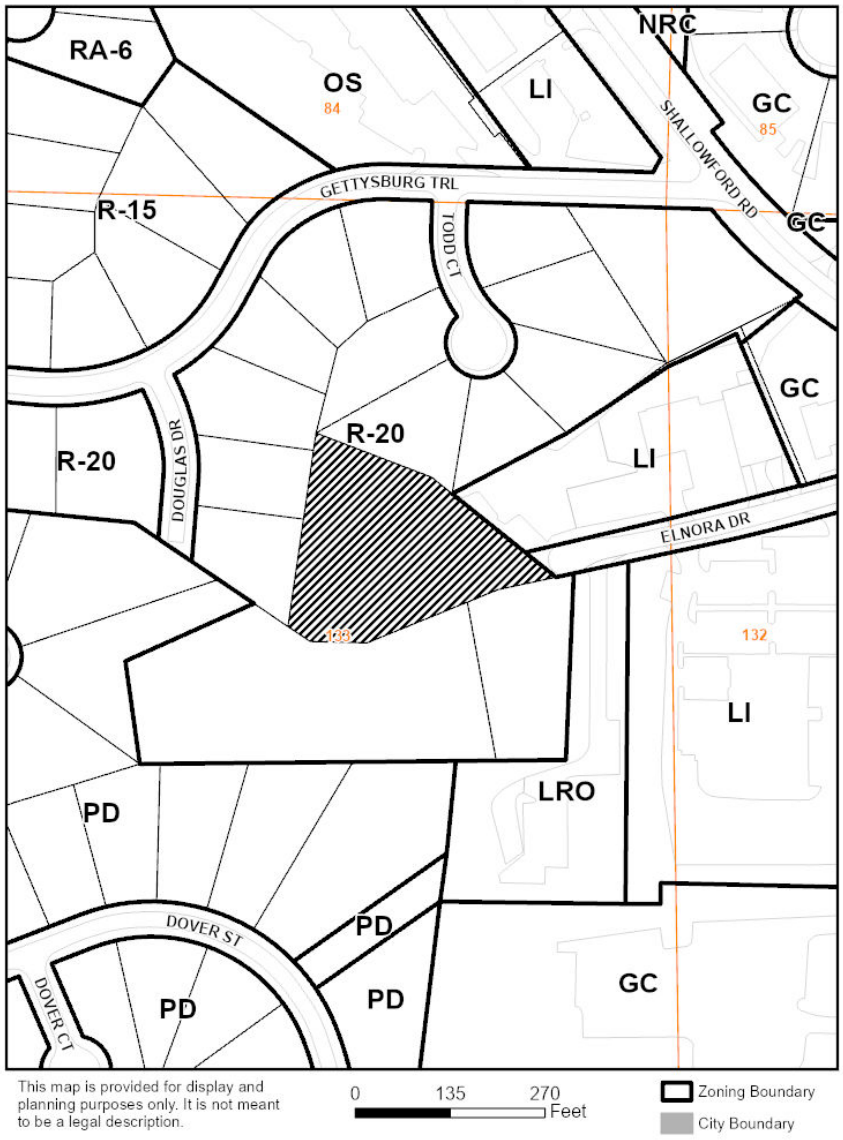
Future Land Use: LDR

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? *(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

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...Expect the Best!

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-2025-02404 Date: 9/10/2025

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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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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

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

Dana G Black
905 ELNORA DR.
MARIETTA GA 30066

FRANCISCO BARBOZA
426 Todd Ct KENESAW
GA 30144.

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

Dorothy Taylor
4597 Douglas Dr
Kennesaw GA 30144

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

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


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




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


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


Jan 29, 2026 at 1:09:53 PM
678.616.4209




678.616.4209


Jan 29, 2026 at 1:10:0 PM


Jan 29, 2026 at 10:09 PM


Jan 29, 2026 at 10:17 PM


Jan 29, 2026 at 1:10:16 PM


Jan 29 2026 at 10:27 PM


Jan 29, 2026 at 10:37 PM
5


Jan 29, 2026 at 10:52 PM



Z-1-2026 DEPARTMENT COMMENTS – Stormwater Management

12/26/2025

Site Data

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

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Noonday Creek Basin

Topography Information

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

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

Project Design Comments and Recommendations

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

Proposed Project Onsite Design Requirements

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

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

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
2/25/2026

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

COMPLAINANT: **PHONE #:**

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

PRIMARY ADDRESS:

895 ELNORA DR NE
MARIETTA, GA 30066

OWNER ADDRESS:

GARCIA FRANCISCO J
895 ELNORA DR
MARIETTA, GA 30066

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

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

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


Feb 25, 2026 at 9:54:00 AM


Feb 25, 2026 at 9:54:18 AM


Feb 25, 2026 at 9:54:41 AM


Feb 25, 2026 at 9:54:53 AM


Feb 25, 20


Feb 25, 2026 at 9:55:08 AM


Feb 25, 2026 at 9:55:30 AM


Feb 25, 2026 at 9:58:37 AM


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


678.616.4209
Vermeer


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

Feb 25, 2026 at 9:59:35 AM




Feb 25, 2026 at 9:59:49 AM


Feb 25, 2026 at 10:00:28 AM


678.818.4209
678.818.4209


Feb 25, 2026 at 10:00:47 AM


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


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


Feb 25, 2026 at 10:06:28 AM
BEAVER TREE SERVICE
BEAVER
Tree Service
614.614.4209


BEAVER
Tree Service
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

Apr 30, 2026 at 11:27:02 AM




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
Peach State GEORGIA
RS12485
COBB
22


May 29, 2026 at 10:08:50 AM
BEAVER
Tree Service


May 29, 2026 at 10:08:59 AM
678.616.4209
BEAVER
Tree Service
678.616.4209
4x4
SGHUG


May 29, 2026 at 10:09:01 AM
678.616.4209
4X4


29, 2026 at 10:09:09 AM
BEAVER
Tree Service
BEAVER
Tree Service
BEAVER
Tree Ser


May 29, 2026 at 10:09:10 AM


May 29, 2026 at 10:11:08 AM


May 29, 2026 at 10:11:10 AM


May 29, 2026 at 10:11:18 AM


May 29, 2026 at 10:11:31 AM
678.616.4209


May 29, 2026 at 10:12:04 AM


May 29, 2026 at 10:10:13 AM
678.616.4209
BEAVER
Tree Service
5
Ford
BEAVER TRE


May 29, 2026 at 10:10:24 AM
GEORGIA
RF899
COBB
JUN
21


May 29, 2026 at 10:10:34 AM
Peach State
RS12485
COBB
22


May 29, 2026 at 10:11:00 AM


May 29, 2026 at 10:11:04 AM

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road, Hickory Grove Place

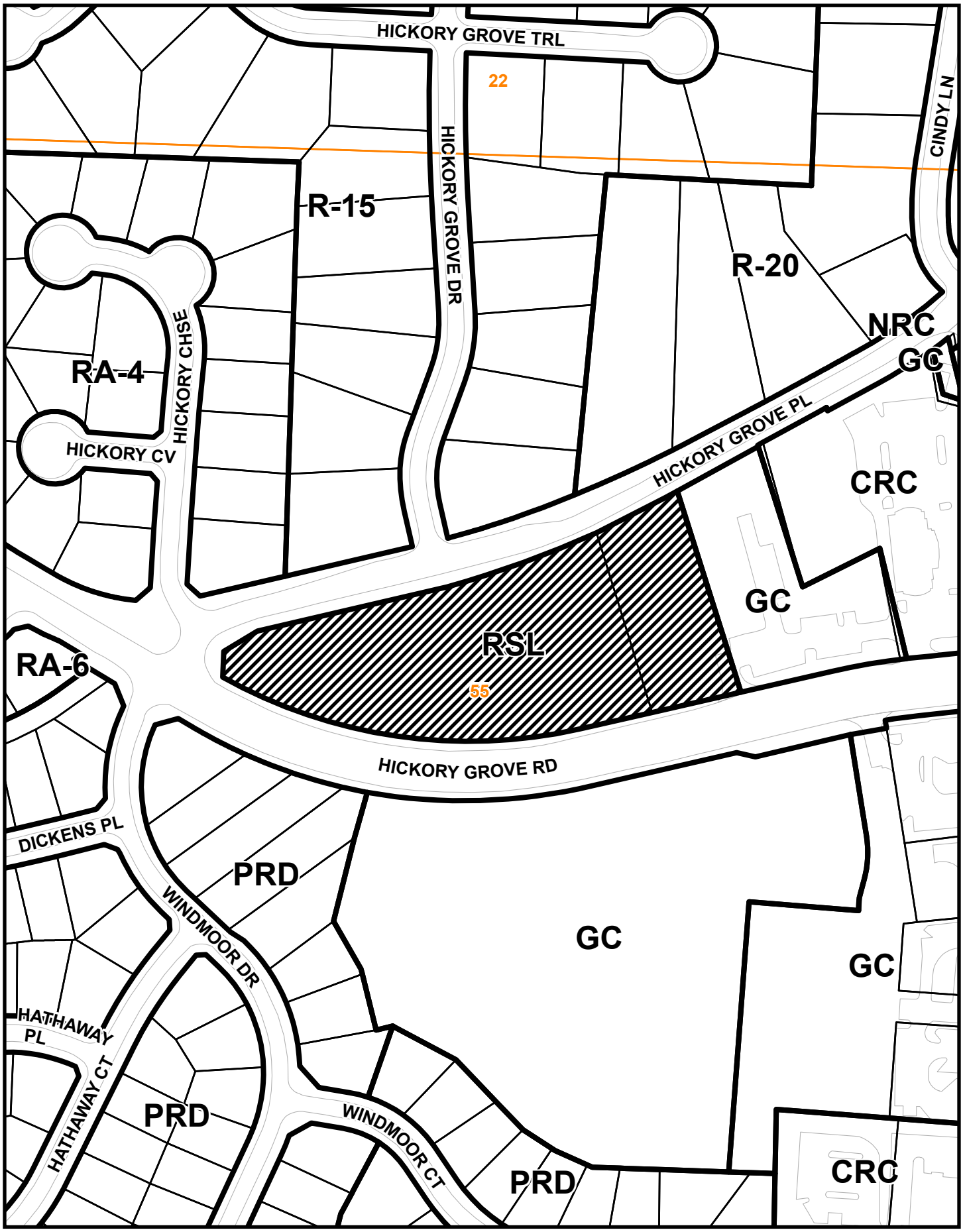
QUICK FACTS

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

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-13 2026 Map



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

0 150 300 Feet

Zoning Boundary

City Boundary

FEB 05 2026

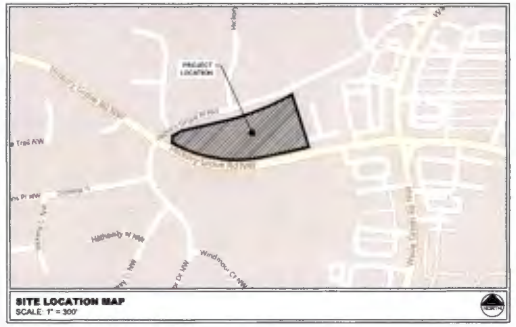
COBB COUNTY ZONING

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GENEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

REZONING NOTES

SITE SUMMARY:

LAND LOT 85
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
SITE AREA	3.17 AC

PROPOSED BUILDING SETBACK, NOT APPLICABLE
MINIMUM 15 FEET SETBACK BETWEEN BUILDINGS
MINIMUM 20 FEET ADJACENT TO ANY PUBLIC ROADWAY

MAXIMUM BUILDING HEIGHT	70 FT 2 STORIES—NAC, CAC 4 STORIES—RAC 35 FT.-NAC, CAC 60 FT.-RAC
MAXIMUM IMPERVIOUS AREA	95%

REQUIRED UNITS PER ACRE
0.50 NAC, 0.75 CAC, AND 2.0 RAC

REQUIRED LANDSCAPE BUFFERS
20 FT BUFFER ADJACENT TO RESIDENTIAL PROPERTY
10 FT BUFFER WHEN ADJACENT TO NON-RESIDENTIAL PROPERTY

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	73 UNITS (TOTAL)
1 BEDROOM UNITS (63%)	46 UNITS
2 BEDROOM UNITS (37%)	27 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	128 SPACES (TOTAL)
MULTIFAMILY (73 UNITS)	128 SPACES (1.75/UNIT)
PROPOSED PARKING:	107 SPACES (TOTAL)
MULTIFAMILY PARKING:	104 SPACES (1.45/UNIT)
STANDARD	99 SPACES
HANDICAP	5 SPACES

1. THIS SITE IS NOT IN A FLOODPLAIN.
2. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 13067C0036H, EFFECTIVE ON 10/5/2016.
3. THE SITE DOES NOT CONTAIN LAKES, STREAMS, OR STREAM BUFFERS.
4. THERE ARE NO LANDLOT LINE AND DISTRICT LINES THROUGH THIS PROPERTY. THE PROPERTY LINE WAS BASED ON COBB COUNTY GEOGRAPHIC INFORMATION SYSTEMS DATA AND WILL NEED TO BE SURVEYED FOR PIN LOCATIONS.
5. ALL PARKING SPACES ARE 9 FEET WIDE AND 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 (HICKORY 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
- (18) PARKING COUNT

GRAPHIC SCALE IN FEET
0 20 40 80

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

Kimley»Horn
5170 PEACHTREE ROAD
SUITE 100, BUILDING 1
CHAMBLEE, GEORGIA 30341
PHONE 770.758.3210
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 # 20050001R
LAND LOT 85, 20TH DISTRICT, 2ND SECTION
1550 HICKORY GROVE RD NW
KENNESAW, GA 30144

GEORGIA REGISTERED PROFESSIONAL ENGINEER
02/04/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO	TBD

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY; NOT FOR CONSTRUCTION

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

Drawing name: K:\chb_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:**

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

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

The Applicant is proposing to develop the property for a non-supportive senior residential community. The property is currently zoned for supportive senior living.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No.

STATEMENT OF INTENT

OF

PRESTWICK COMPANIES

Rezoning Application
for a 3.17+/- Acre Tract of Land located in
Land Lot 55 – 20th District, 2nd Section,
Cobb County, Georgia

RECEIVED
FEB 05 2026
COBB COUNTY ZONING

Submitted for the Applicant by:

Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com

This Application for Rezoning seeks certain entitlements in order to rezone the property from RSL Supportive to RSL Non-supportive, for the development of a 73-unit, non-supportive senior residential community. The Subject Property consists of approximately 3.17 acres and is on the north side of Hickory Grove Road, southeast of the intersection of Hickory Grove Place. The property abuts GC to the east and is in an area having a mixture of residential and commercial zoning that includes GC, PRD, RA-4 and R-20 and R-15.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Activity Center ("CAC") land use category. The RSL Non-supportive zoning district is designed to be located within any land use category other than Industrial, Industrial Compatible, Rural Residential and Very Low Density Residential as defined by the Cobb County Comprehensive Plan.

The proposed RSL Non-supportive development includes a 10-foot landscape buffer on the north, east, and west property lines. The proposed building will include an amenity space. The proposed new RSL Non-supportive residential use will revive the property, providing this area with new residents.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

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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
1550
B-1
B-2
A-1

TRAFFIC SOLUTIONS, LLC
Solutions Exceeding Expectations

Trip Generation

Traffic Solutions utilized ITE Web-based Trip Generation 11 software to analyze the proposed land use and the number of estimated trips that will be generated on a daily basis as well as during the weekday AM and PM peak hours. A summary of the trips is shown in Table 1 - Trip Generation.

Table 1 - Trip Generation

Land Use	Code	Intensity	Daily		AM Peak Hour			PM Peak Hour		
			Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing Multifamily	252	66 units	107	107	4	9	13	10	7	17

Growth Rate

Traffic Solutions utilized the Georgia Department of Transportation's TADA traffic count database to retrieve historic traffic counts in the area of the proposed project. The closest count station to the project site is Count Station 067-7128 located on Hickory Grove Road approximately 1.2 miles west of the project site on Hickory Grove Road.

The data shows estimated annual average daily traffic volumes from 2010 to 2024. The data shows a steady growth in the traffic volumes starting from 2010 to 2022 with an annual average daily traffic increase of 1.59%. Then after 2022, the average daily traffic experienced a significant decrease with an annual average daily rate of -6.57% from 2022 to 2024. Overall, the average annual growth rate for this segment of Hickory Grove Road is less than 1% (0.42%) Therefore, we are recommending a growth rate of 1.0% to project traffic for the opening year for this project.

Table 2. GDOT Estimated Average Daily Traffic

Year	ADT
2024	16,844
2022	19,058
2018	18,008
2014	16,181
2010	15,631

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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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Senior Adult Housing - Multifamily
(252)

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

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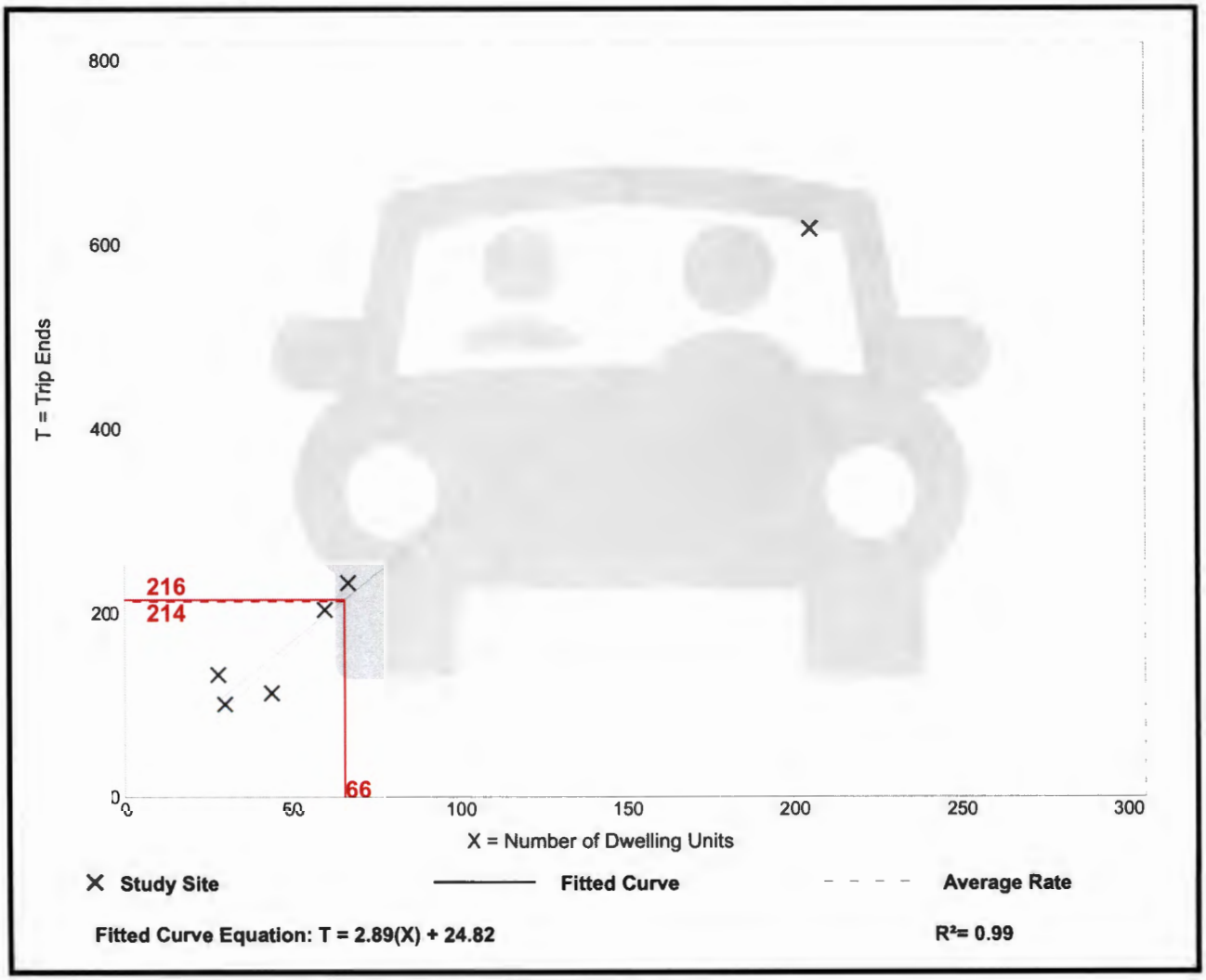
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

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



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Senior Adult Housing - Multifamily
(252)

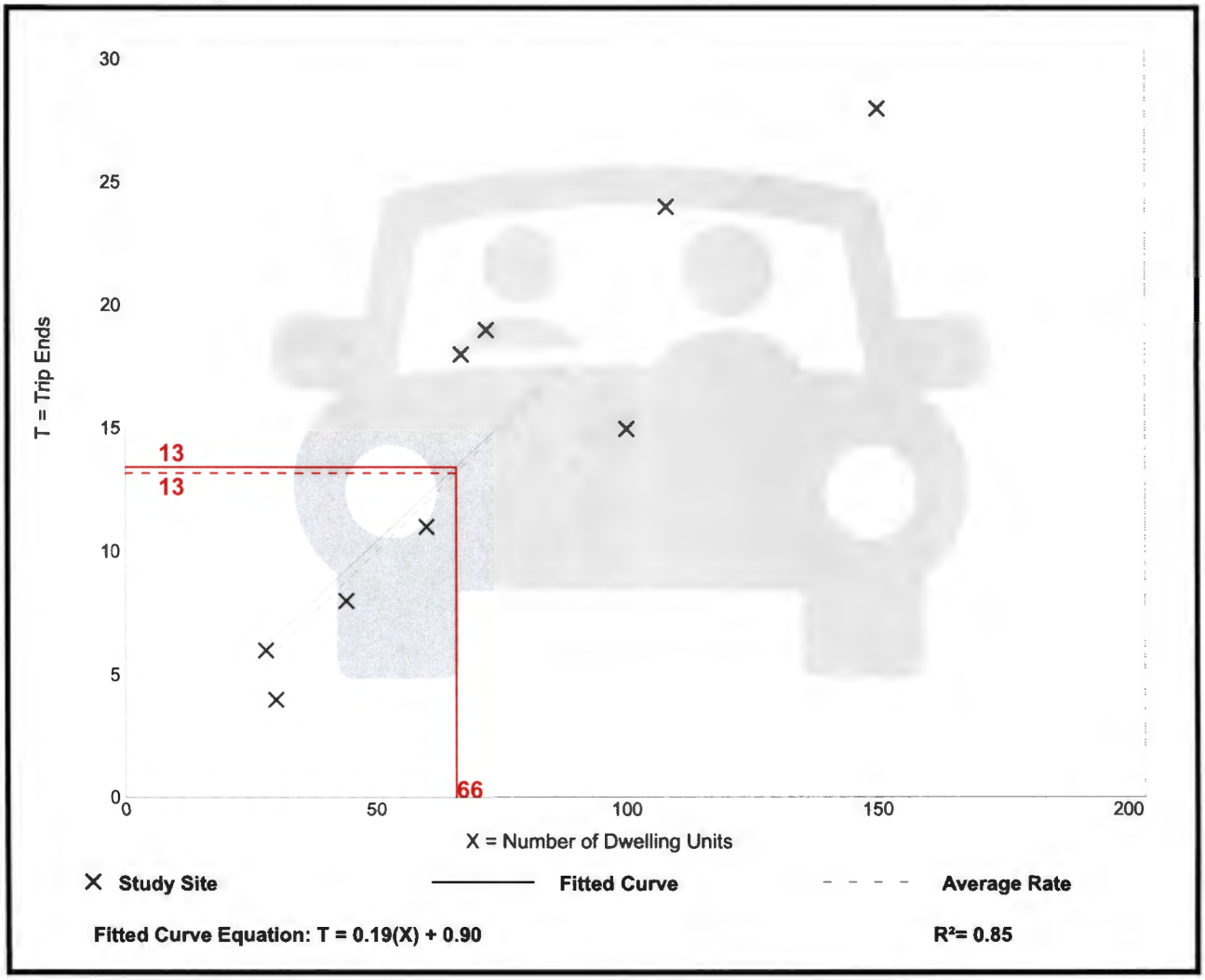
FEB 05 2026
COBB COUNTY ZONING

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)

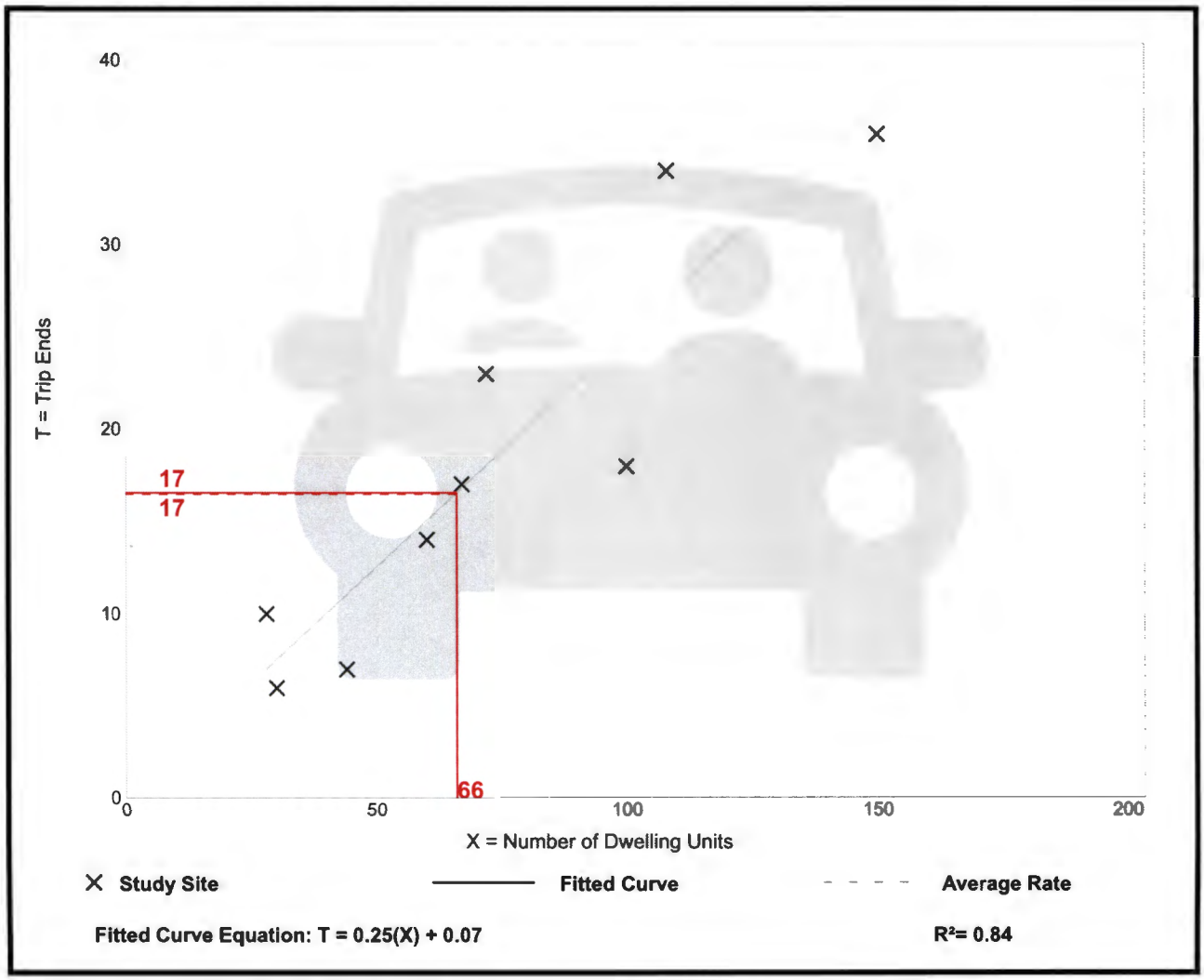
Feb 06 2026
COBB COUNTY ZONING

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



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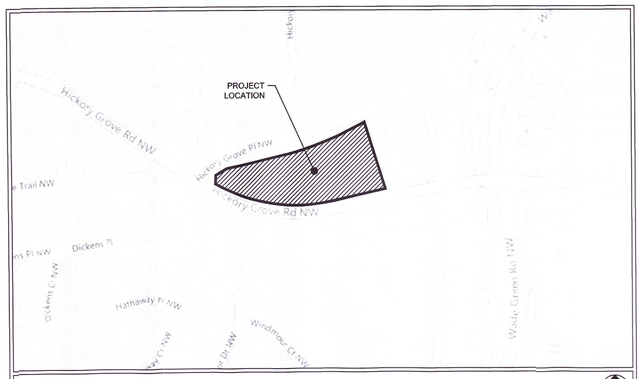
Prestwick
development
Feb 05 2026
LEASING

SITE NOTES

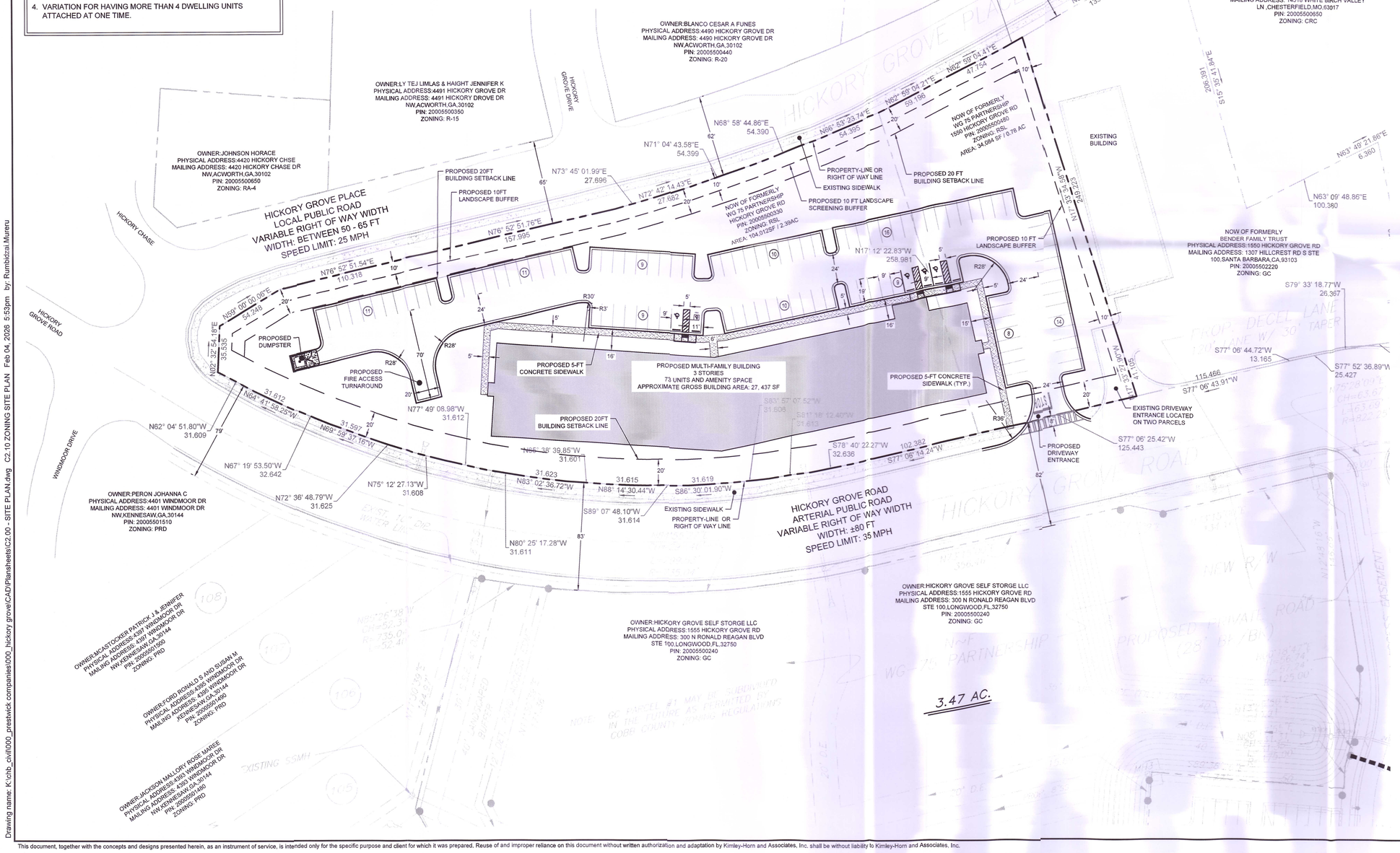
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY GEHEBER LEWIS ARCHITECTS, DATED 02.02.2026 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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

PREPARED BY
Kimley»Horn
PHONE 770.706.9210
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
PRESTWICK COMPANIES
3715 NORTHSIDE PARKWAY, NW
BLDG 200, SUITE 175
ATLANTA, GA. 30327
PHONE 404.949.3895

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
HICKORY GROVE ROAD
PIN20005500480 & 20005500330, LAND LOT 55 , 20TH DISTRICT
1550 HICKORY GROVE RD NW
KENNESAW GA 30144

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER I. DANIEL KERR
02/04/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	ZLR
DATE	02/04/2026
PROJECT NO.	TBD

TITLE
ZONING SITE PLAN

SHEET NUMBER
C2.10

PRELIMINARY: NOT FOR CONSTRUCTION

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

Drawing name: K:\chb_civil\000_prestwick companies\000_hickory grove\CAD\Plansheets\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Feb 04, 2026 5:53pm by: Rumbidzai.Mureru

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-13-2026

SITE BACKGROUND

Applicant	Prestwick Companies
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Parks F. Huff
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	WG-75 Partnership
Property Location	Located on the north side of Hickory Grove Road, and on the south side of Hickory Grove Place
Address	No assigned address
Access to Property	Hickory Grove Road

QUICK FACTS

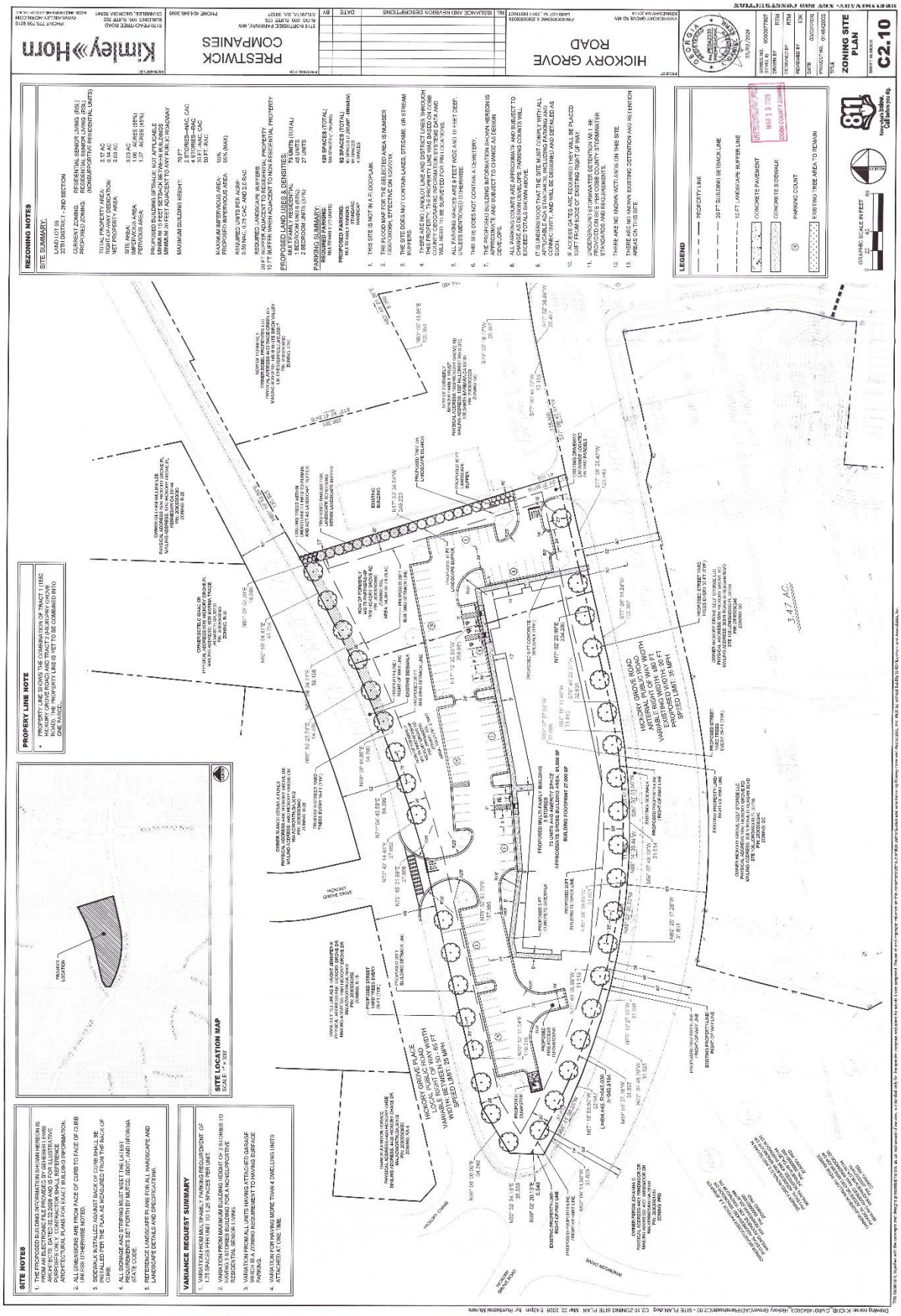
Commission District	1 - Gambrill
Current Zoning	RSL supportive
Current Use of Property	Vacant, undeveloped
Proposed Zoning	RSL nonsupportive
Proposed Use	Nonsupportive residential senior living
Future Land Use	CAC
Site Acreage	3.47
District	20
Land Lot	55
Parcel #	20005500330, 20005500480
Taxes Paid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

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning Staff member: Jessica Berman, MPA, CNU-A

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

1. Site Plan received by the Zoning Division on February 5, 2026, with the District Commissioner approving minor modifications;
2. 10-foot landscape screening buffer along north, west, and east property lines;
3. District Commissioner to approve final landscape plan;
4. District Commissioner to approve the final elevations;
5. Project must incorporate applicable accessibility standards;
6. Project must incorporate an area designated as common space or recreational space for the enjoyment of residences;
7. Mandatory owners association must be formed and incorporated;
8. Variances as stated in the Zoning comments and recommendations;
9. Fire Department comments and recommendations;
10. Stormwater Management Division comments and recommendations;
11. Water and Sewer Division comments and recommendations; and
12. Department of Transportation comments and recommendations,


HICKORY GROVE ROAD
PRESTWICK COMPANIES
Kimley»Horn
REZONING NOTES
SITE SUMMARY:
PROPOSED LAND USES & DENSITIES:
PARKING SUMMARY:
SITE NOTES
VARIANCE REQUEST SUMMARY
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

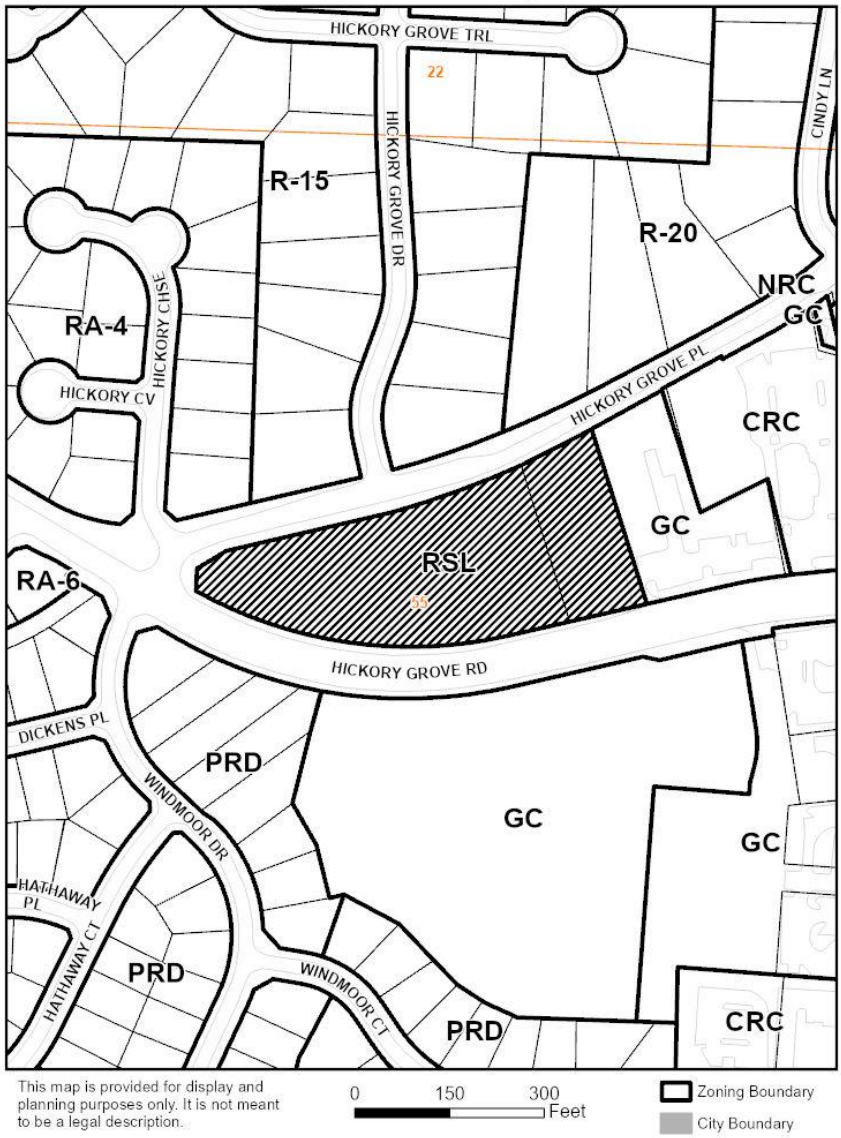
Future Land Use: MDR

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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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
1550
B-1
B-2
A-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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Senior Adult Housing - Multifamily
(252)

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

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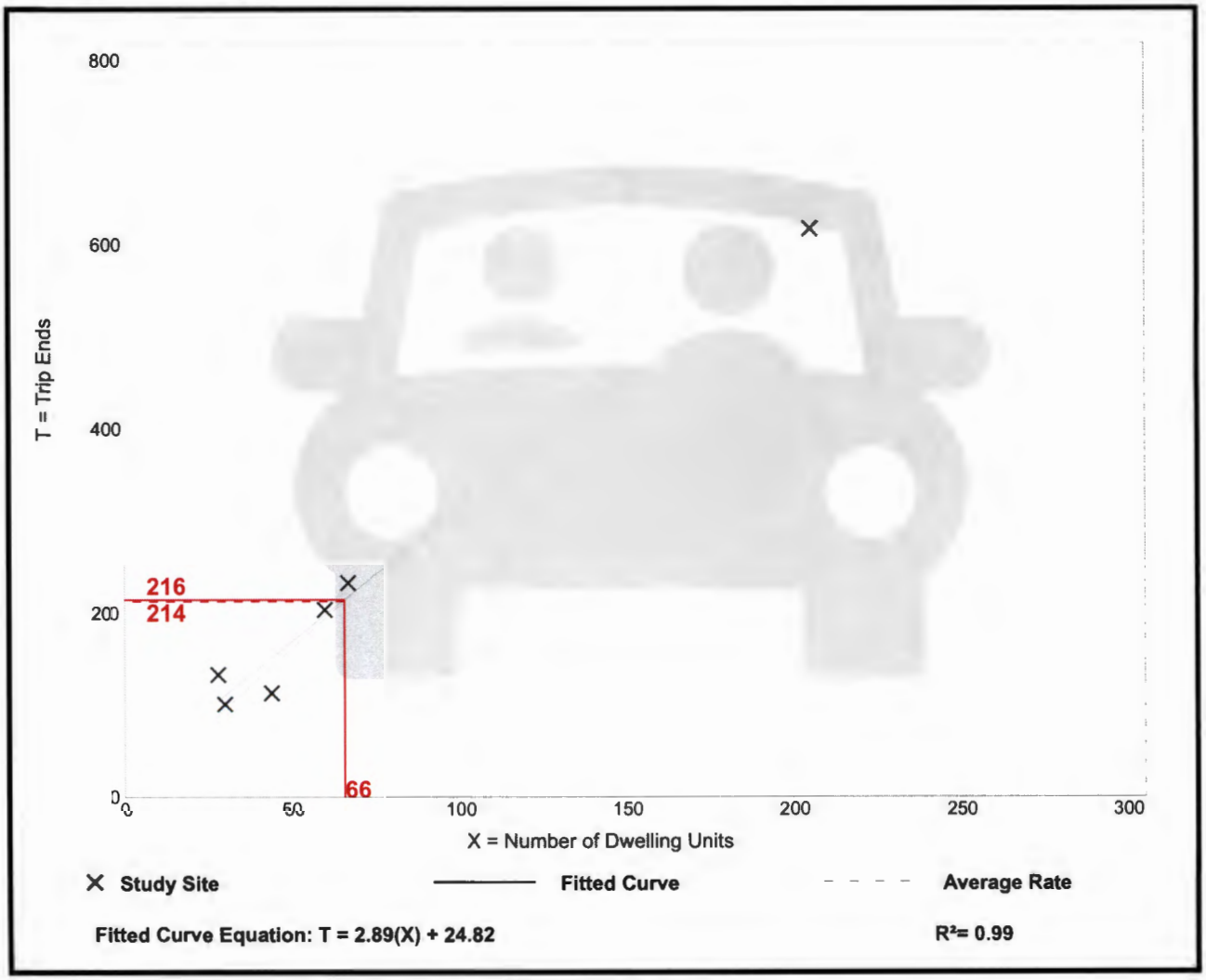
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 72
Directional Distribution: 50% entering, 50% exiting

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



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Senior Adult Housing - Multifamily
(252)

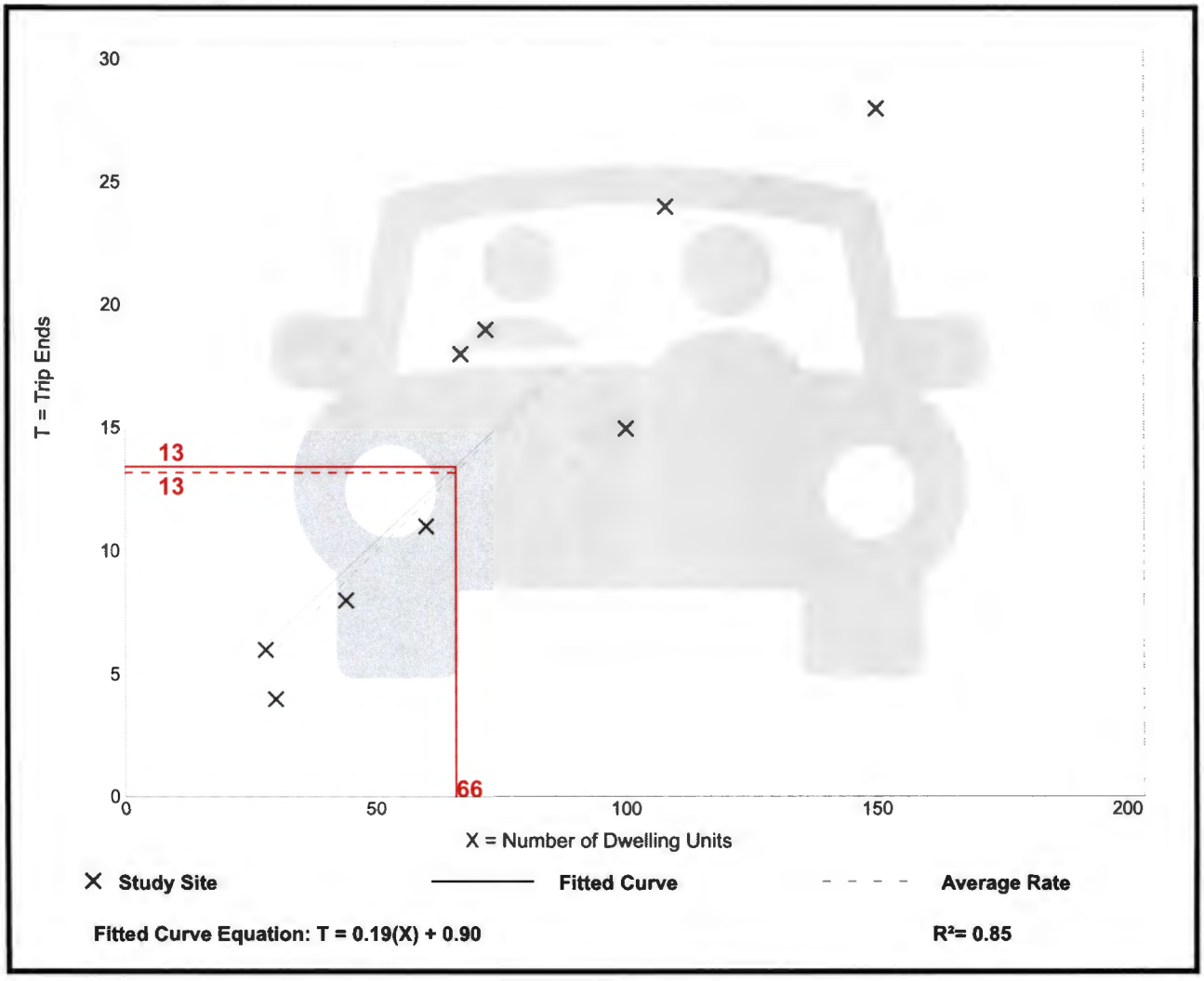
FEB 05 2026
COBB COUNTY ZONING

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)

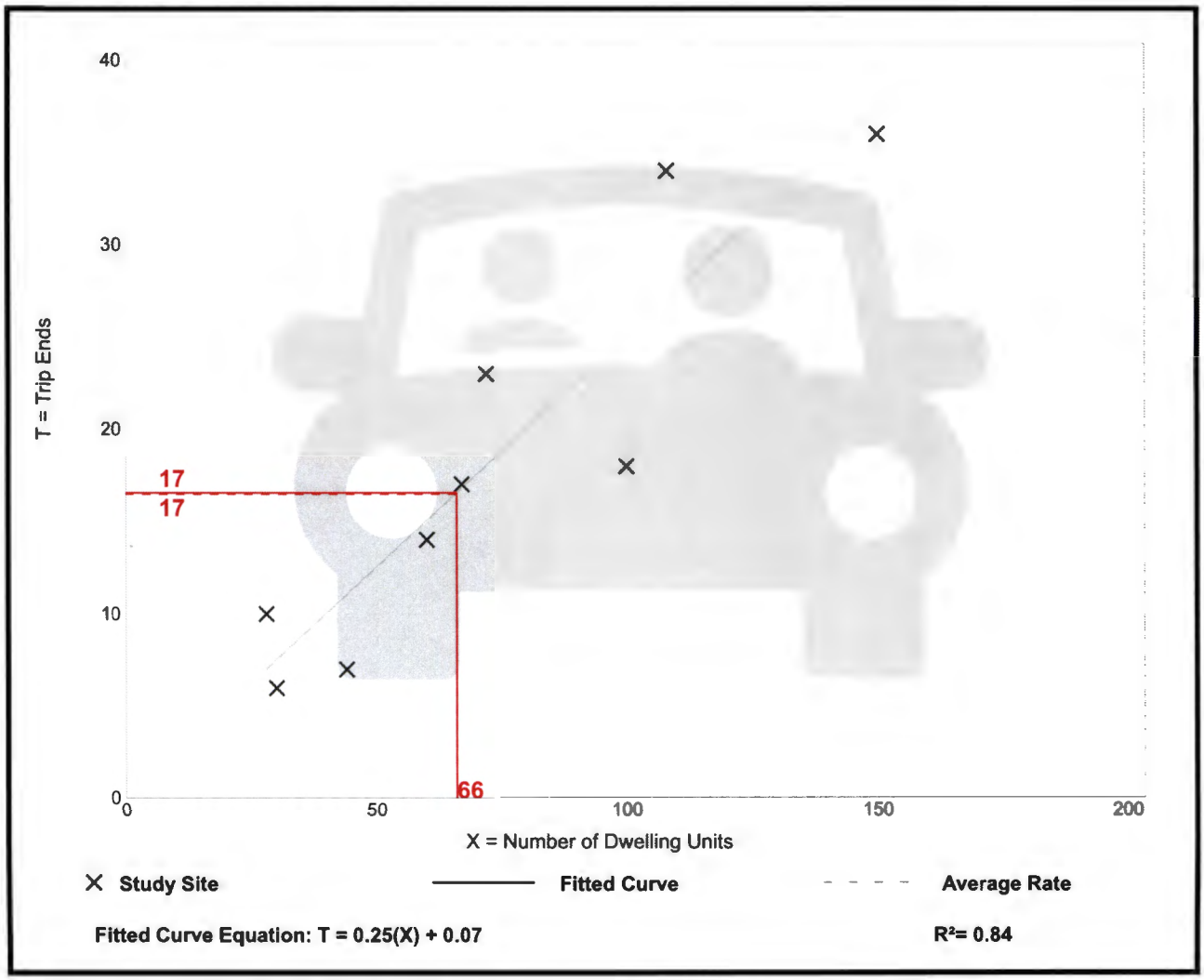
Feb 06 2026
COBB COUNTY ZONING

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



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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

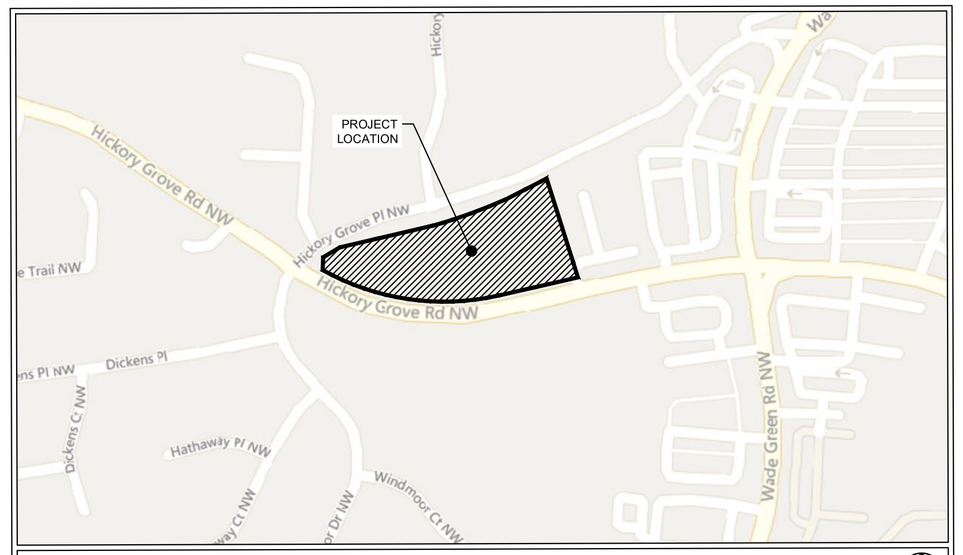
cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
Dr. Jackie McMorris, County Manager (via email)
Board of Commissioners Assistants (via email)
Ms. Jessica Guinn, AICP, Director (via email)
Mr. Terry Martin, AICP, CNU-A, Senior Planner (via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

HICKORY GROVE PLACE
LOCAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
WIDTH: BETWEEN 50 - 65 FT
SPEED LIMIT: 25 MPH
HICKORY GROVE ROAD
ARTERIAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
EXISTING WIDTH: ±80 FT
PROPOSED WIDTH: 90 FT
SPEED LIMIT: 35 MPH
PROPOSED MULTI-FAMILY BUILDING
3 STORIES
73 UNITS AND AMENITY SPACE
APPROXIMATE GROSS BUILDING AREA: 81,000 SF
BUILDING FOOTPRINT 27,000 SF
OWNER:GILLHAM WILLIAM LEE
PHYSICAL ADDRESS:1510 HICKORY GROVE PL
MAILING ADDRESS: 1510 HICKORY GROVE PL ,KENNESAW,GA,30144
PIN: 20005500080
ZONING: R-20
OWNER:SOTELO ISAAC SR
PHYSICAL ADDRESS:1516 HICKORY GROVE PL
MAILING ADDRESS: 1009 MARINA TRACE ,ACWORTH,GA,30101
PIN: 20005500090
ZONING: R-20
OWNER:BLANCO CESAR A FUNES
PHYSICAL ADDRESS:4490 HICKORY GROVE DR
MAILING ADDRESS: 4490 HICKORY GROVE DR NW,ACWORTH,GA,30102
PIN: 20005500440
ZONING: R-20
OWNER:LY TEJ LIMLAS & HAIGHT JENNIFER K
PHYSICAL ADDRESS:4491 HICKORY GROVE DR
MAILING ADDRESS: 4491 HICKORY DROVE DR NW,ACWORTH,GA,30102
PIN: 20005500350
ZONING: R-15
OWNER:JOHNSON HORACE
PHYSICAL ADDRESS:4420 HICKORY CHSE
MAILING ADDRESS: 4420 HICKORY CHASE DR NW,ACWORTH,GA,30102
PIN: 20005500650
ZONING: RA-4
OWNER:PERON JOHANNA C
PHYSICAL ADDRESS:4401 WINDMOOR DR
MAILING ADDRESS: 4401 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501510
ZONING: PRD
OWNER:MCASTOCKER PATRICK J & JENNIFER
PHYSICAL ADDRESS:4397 WINDMOOR DR
MAILING ADDRESS: 4397 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501600
ZONING: PRD
OWNER:FORD RONALD S AND SUSAN M
PHYSICAL ADDRESS:4385 WINDMOOR DR
MAILING ADDRESS: 4385 WINDMOOR DR KENNESAW,GA,30144
PIN: 20005501480
ZONING: PRD
OWNER:JACKSON MALLORY ROSE MAREE
PHYSICAL ADDRESS:4393 WINDMOOR DR
MAILING ADDRESS: 4393 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501490
ZONING: PRD
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
NOW OF FORMERLY WG 75 PARTNERSHIP 1550 HICKORY GROVE RD
PIN: 20005500480
ZONING: RSL
AREA: 34,084 SF / 0.78 AC
NOW OF FORMERLY WG 75 PARTNERSHIP HICKORY GROVE RD
PIN: 20005500330
ZONING: RSL
AREA: 104,012SF/2.39AC
NOW OF FORMERLY OWNER:BOBEL PROPERTIES LLC
PHYSICAL ADDRESS:4433 WADE GREEN RD
MAILING ADDRESS: 14518 WHITE BIRCH VALLEY LN ,CHESTERFIELD,MO,63017
PIN: 20005500650
ZONING: CRC
NOW OF FORMERLY BENDER FAMILY TRUST
PHYSICAL ADDRESS:1550 HICKORY GROVE RD
MAILING ADDRESS: 1307 HILLCREST RD S STE 100,SANTA BARBARA,CA,93103
PIN: 20005502220
ZONING: GC
EXISTING BUILDING
PROPOSED 20FT BUILDING SETBACK LINE
PROPOSED 20 FT BUILDING SETBACK LINE
PROPOSED 10 FT LANDSCAPE BUFFER
PROPOSED 10 FT LANDSCAPE BUFFER
PROPOSED TREE ON LANDSCAPE ISLANDS
PROPOSED SHRUBS FOR LANDSCAPE SCREENING WITHIN LANDSCAPE BUFFER
EXISTING TREES WITHIN UNDISTURBED LIMITS TO REMAIN AND ACT AS LANDSCAPE BUFFER
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED 5-FT CONCRETE SIDEWALK (TYP.)
PROPOSED DUMPSTER
PROPOSED FIRE ACCESS TURNAROUND
PROPOSED 20FT BUILDING SETBACK LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
PROPERTY-LINE / RIGHT OF WAY LINE
EXISTING SIDEWALK
EXISTING SIDEWALK
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING DRIVEWAY ENTRANCE LOCATED ON TWO PARCELS
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING SSMH
EXISTING 10" DIP WATER LINE
30' S.S.E. & D.E.
40' LANDSCAPED BUFFER
12" DET. POND ACCESS ESMT.
20' D.E.
PROP. 8"SS
PROPOSED PRIVATE ROAD (28' BK/BK)
NEW R/W
PROP. DECEL LANE 120' LANE W/ 30' TAPER
N~F WG-75 PARTNERSHIP
3.47 AC.
NOTE: GC PARCEL #1 MAY BE SUBDIVIDED IN THE FUTURE AS PERMITTED BY COBB COUNTY ZONING REGULATIONS
HICKORY GROVE PLACE
HICKORY GROVE DRIVE
HICKORY CHASE
HICKORY GROVE ROAD
WINDMOOR DRIVE
N61° 09' 52.20"E 18.288
N62° 59' 04.41"E 47.754
N60° 18' 56.86"E 135.603
N66° 53' 23.74"E 54.395
N65° 39' 04.21"E 59.196
N68° 58' 44.86"E 54.390
N71° 04' 43.58"E 54.399
N72° 42' 14.43"E 27.682
N73° 45' 01.99"E 27.696
N17° 33' 34.58"W 249.223
N63° 49' 21.86"E 6.360
N63° 09' 48.86"E 100.380
N17° 12' 22.83"W 258.981
N59° 00' 00.06"E 54.248
N76° 52' 51.76"E 157.995
N02° 32' 54.18"E 35.535
S59° 02' 20.13"E 6.548
N64° 41' 58.25"W 31.624
N76° 52' 51.54"E 110.318
N77° 49' 08.98"W 31.612
N62° 04' 51.80"W 31.609
N67° 19' 53.50"W 32.642
L=494.445, R=645.036
Δ=043.9194
N69° 59' 37.16"W 31.597
N72° 36' 48.79"W 31.625
N75° 12' 27.13"W 31.608
N80° 25' 17.28"W 31.611
N83° 02' 36.72"W 31.625
N88° 14' 30.44"W 31.615
S89° 07' 48.10"W 31.614
S86° 30' 01.90"W
N84°55'27"E CH=297.46' L=299.53' R=735.04'
N85°26'38"W CH=52.39' R=735.04' L=52.40'
N11°30'39"E 184.97'
N11°30'39"E 171.36'
S83° 57' 07.52"W 31.606
S81° 18' 12.40"W 31.613
S78° 40' 22.27"W 32.636
N77° 02' 29.99"E 234.286
N85° 38' 39.85"W 31.601
S77° 06' 14.24"W 102.382
S77° 06' 25.42"W 125.443
S77° 06' 43.91"W 115.466
S77° 06' 44.72"W 13.165
S77° 52' 36.89"W 25.427
S79° 33' 18.77"W 26.367
N75°28'09"E CH=63.67' L=63.69' R=822.25'
S81°47'09"E 33.21'
N73°15'00"E 134.16'
N73°15'00"E 356.46'
N12°48'16"W 146.66'
N00°18'47"E CH=56.24' L=57.24' R=125.00'
N13°35'50"E 10.91'
N08°17'55"E CH=31.31' L=31.35' R=175.00'
S89°38'26"E
N73°35'54"E 205.391
S17°35'54"E 205.391
S17°35'54"E 454.450
S17°35'54"E 454.450
S17°35'54"E 454.450

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)
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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)
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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

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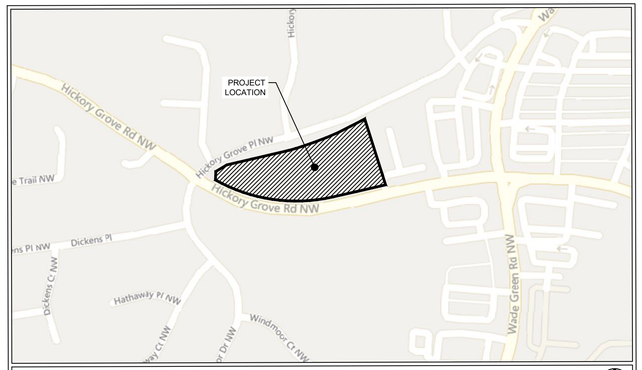
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING:	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
TOTAL PROPERTY AREA:	3.17 AC
RIGHT-OF-WAY DEDICATION:	0.14 AC
NET PROPERTY AREA:	20.00 AC
SITE AREA:	20.00 AC
IMPERVIOUS AREA:	16.00 ACRES (80%)
PERVIOUS AREA:	4.00 ACRES (20%)

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 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.
10. IF ACCESS GATES ARE REQUIRED THEY WILL BE PLACED 100FT FROM EDGE OF EXISTING RIGHT OF WAY.
11. UNDERGROUND STORMWATER DETENTION WILL BE PROVIDED ON SITE PER COBB COUNTY STORMWATER STANDARDS AND REQUIREMENTS.
12. THERE ARE NO KNOWN WETLANDS ON THIS SITE.
13. THERE ARE NO KNOWN EXISTING DETENTION AND RETENTION AREAS ON THIS SITE.

LEGEND

- PROPERTY LINE
- 20 FT BUILDING SETBACK LINE
- 10 FT LANDSCAPE BUFFER LINE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT
- EXISTING TREE AREA TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY
Kimley»Horn
PHONE 770.706.6210
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341

PREPARED FOR
OWNER COMPANY
STREET ADDRESS
SUITE/BLDG
CITY, STATE ZIP
PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
PROJECT NAME
PIN0000000000000
LAND LOT ___ 7TH DISTRICT
STREET ADDRESS
CITY, STATE ZIP

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER I. DANIEL KERR
06/26/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

TITLE
SITE PLAN

SHEET NUMBER
C2.00

Drawing name: C:\Users\RUMBID~1.MUR\AppData\Local\Temp\AcPublish_37616\C2.00 - SITE PLAN.dwg Jun 26, 2026 10:36am 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.

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

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TELEPHONE
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FACSIMILE

June 30, 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:

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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
Enclosures/Attachments

VIA EMAIL

cc: Members, Cobb County Board of Commissioners (via email)
Members, Cobb County Planning Commission (via email)
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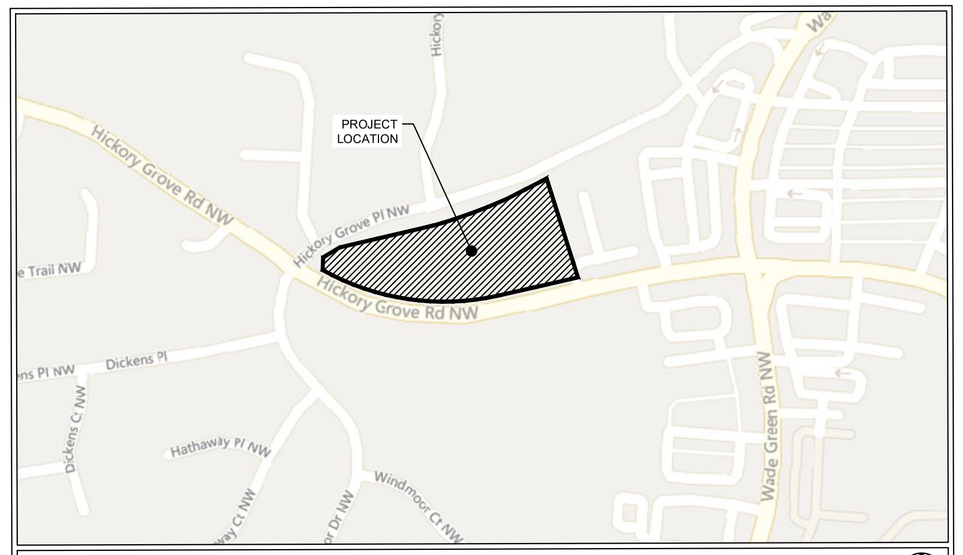


SITE LOCATION MAP
SCALE: 1" = 300'

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.

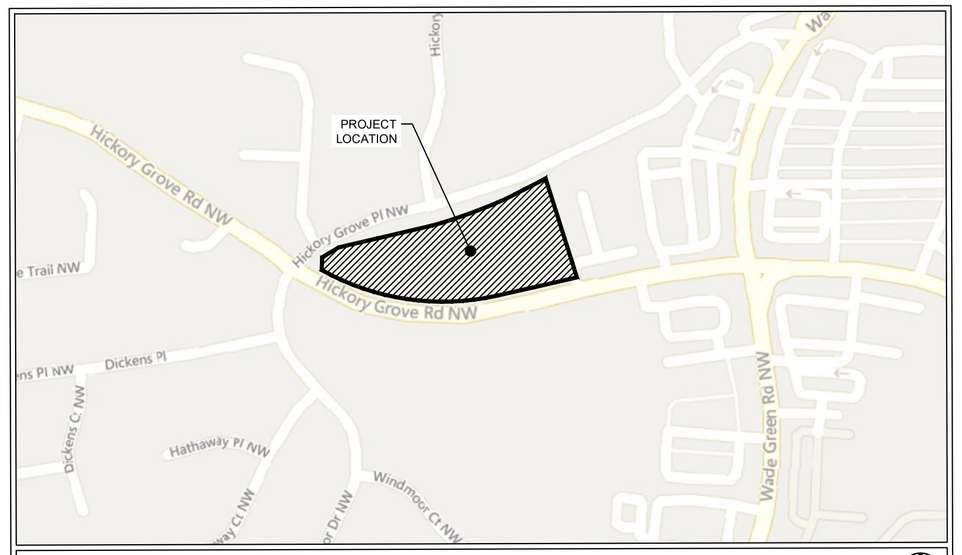
HICKORY GROVE PLACE
LOCAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
WIDTH: BETWEEN 50 - 65 FT
SPEED LIMIT: 25 MPH
HICKORY GROVE ROAD
ARTERIAL PUBLIC ROAD
VARIABLE RIGHT OF WAY WIDTH
EXISTING WIDTH: ±80 FT
PROPOSED WIDTH: 90 FT
SPEED LIMIT: 35 MPH
PROPOSED MULTI-FAMILY BUILDING
SPLIT LEVEL BUILDING 2/3 STORIES
73 UNITS AND AMENITY SPACE
APPROXIMATE GROSS BUILDING AREA: 81,000 SF
BUILDING FOOTPRINT: 27,000 SF
OWNER:GILLHAM WILLIAM LEE
PHYSICAL ADDRESS:1510 HICKORY GROVE PL
MAILING ADDRESS: 1510 HICKORY GROVE PL ,KENNESAW,GA,30144
PIN: 20005500080
ZONING: R-20
OWNER:SOTELO ISAAC SR
PHYSICAL ADDRESS:1516 HICKORY GROVE PL
MAILING ADDRESS: 1009 MARINA TRACE ,ACWORTH,GA,30101
PIN: 20005500090
ZONING: R-20
OWNER:BLANCO CESAR A FUNES
PHYSICAL ADDRESS:4490 HICKORY GROVE DR
MAILING ADDRESS: 4490 HICKORY GROVE DR NW,ACWORTH,GA,30102
PIN: 20005500440
ZONING: R-20
OWNER:LY TEJ LIMLAS & HAIGHT JENNIFER K
PHYSICAL ADDRESS:4491 HICKORY GROVE DR
MAILING ADDRESS: 4491 HICKORY DROVE DR NW,ACWORTH,GA,30102
PIN: 20005500350
ZONING: R-15
OWNER:JOHNSON HORACE
PHYSICAL ADDRESS:4420 HICKORY CHSE
MAILING ADDRESS:4420 HICKORY CHASE DR NW,ACWORTH,GA,30102
PIN: 20005500650
ZONING: RA-4
OWNER:PERON JOHANNA C
PHYSICAL ADDRESS:4401 WINDMOOR DR
MAILING ADDRESS: 4401 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501510
ZONING: PRD
OWNER:MCASTOCKER PATRICK J & JENNIFER
PHYSICAL ADDRESS:4397 WINDMOOR DR
MAILING ADDRESS: 4397 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501600
ZONING: PRD
OWNER:FORD RONALD S AND SUSAN M
PHYSICAL ADDRESS:4385 WINDMOOR DR
MAILING ADDRESS: 4385 WINDMOOR DR KENNESAW,GA,30144
PIN: 20005501480
ZONING: PRD
OWNER:JACKSON MALLORY ROSE MAREE
PHYSICAL ADDRESS:4393 WINDMOOR DR
MAILING ADDRESS: 4393 WINDMOOR DR NW,KENNESAW,GA,30144
PIN: 20005501490
ZONING: PRD
NOW OF FORMERLY
OWNER:BOBEL PROPERTIES LLC
PHYSICAL ADDRESS:4433 WADE GREEN RD
MAILING ADDRESS: 14518 WHITE BIRCH VALLEY LN ,CHESTERFIELD,MO,63017
PIN: 20005500650
ZONING: CRC
NOW OF FORMERLY
WG 75 PARTNERSHIP
1550 HICKORY GROVE RD
PIN: 20005500480
ZONING: RSL
AREA: 34,084 SF / 0.78 AC
NOW OF FORMERLY
WG 75 PARTNERSHIP
HICKORY GROVE RD
PIN: 20005500330
ZONING: RSL
AREA: 104,012SF/2.39AC
NOW OF FORMERLY
BENDER FAMILY TRUST
PHYSICAL ADDRESS:1550 HICKORY GROVE RD
MAILING ADDRESS: 1307 HILLCREST RD S STE 100,SANTA BARBARA,CA,93103
PIN: 20005502220
ZONING: GC
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
OWNER:HICKORY GROVE SELF STORGE LLC
PHYSICAL ADDRESS:1555 HICKORY GROVE RD
MAILING ADDRESS: 300 N RONALD REAGAN BLVD STE 100,LONGWOOD,FL,32750
PIN: 20005500240
ZONING: GC
N~F
WG-75 PARTNERSHIP
3.47 AC.
NOTE: GC PARCEL #1 MAY BE SUBDIVIDED IN THE FUTURE AS PERMITTED BY COBB COUNTY ZONING REGULATIONS
PROPOSED PRIVATE ROAD (28' BK/BK)
NEW R/W
PROP. DECEL LANE 120' LANE W/ 30' TAPER
EXISTING BUILDING
PROPOSED DUMPSTER
PROPOSED FIRE ACCESS TURNAROUND
PROPOSED SHRUBS FOR LANDSCAPE SCREENING WITHIN LANDSCAPE BUFFER
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
PROPOSED STREET TREES EVERY 35-FT (TYP.)
PROPOSED 20FT BUILDING SETBACK LINE
PROPOSED 20 FT BUILDING SETBACK LINE
PROPOSED 10 FT LANDSCAPE BUFFER
PROPOSED 10 FT LANDSCAPE BUFFER
PROPOSED TREE ON LANDSCAPE ISLANDS
PROPOSED 5-FT CONCRETE SIDEWALK
PROPOSED 5-FT CONCRETE SIDEWALK (TYP.)
EXISTING SIDEWALK
EXISTING SIDEWALK
EXISTING TREES WITHIN UNDISTURBED LIMITS TO REMAIN AND ACT AS LANDSCAPE BUFFER
EXISTING DRIVEWAY ENTRANCE LOCATED ON TWO PARCELS
PRIMARY RESIDENT ACCESS AND EMERGENCY VEHICLE ACCESS POINT
EMERGENCY VEHICLE ACCESS ONLY
PROPOSED KNOX BOX
PROPERTY-LINE / RIGHT OF WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE / RIGHT-OF-WAY LINE
PROPOSED PROPERTY-LINE / RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
EXISTING PROPERTY-LINE/ RIGHT-OF-WAY LINE
PROPOSED STREET YARD TREES EVERY 35-FT (TYP.)
EXISTING SSMH
EXIST. 10" DIP WATER LINE
30' S.S.E. & D.E.
40' LANDSCAPED BUFFER
12" DET. POND ACCESS ESMT.
20' D.E.
PROP. 8"SS
HICKORY GROVE PLACE
HICKORY GROVE DRIVE
HICKORY CHASE
HICKORY GROVE ROAD
WINDMOOR DRIVE
N61° 09' 52.20"E 18.288
N62° 59' 04.41"E 47.754
N60° 18' 56.86"E 135.603
N66° 53' 23.74"E 54.395
N65° 39' 04.21"E 59.196
N68° 58' 44.86"E 54.390
N71° 04' 43.58"E 54.399
N72° 42' 14.43"E 27.682
N73° 45' 01.99"E 27.696
N17° 33' 34.58"W 249.223
N17° 12' 22.83"W 258.981
N63° 49' 21.86"E 6.360
N63° 09' 48.86"E 100.380
N59° 00' 00.06"E 54.248
N76° 52' 51.76"E 157.995
N02° 32' 54.18"E 35.535
S59° 02' 20.13"E 6.548
N76° 52' 51.54"E 110.318
N64° 41' 58.25"W 31.625
N62° 04' 51.80"W 31.609
N67° 19' 53.50"W 32.642
L=494.445, R=645.036
Δ=043.9194
N69° 59' 37.16"W 31.597
N72° 36' 48.79"W 31.625
N77° 49' 08.98"W 31.612
N75° 12' 27.13"W 31.608
N80° 25' 17.28"W 31.611
N85° 38' 39.85"W 31.601
N83° 02' 36.72"W 31.615
N88° 14' 30.44"W 31.615
S89° 07' 48.10"W 31.614
S86° 30' 01.90"W 31.615
S83° 57' 07.52"W 31.606
S81° 18' 12.40"W 31.613
S78° 40' 22.27"W 32.636
N77° 02' 29.99"E 234.286
S77° 06' 25.42"W 125.443
S77° 06' 14.24"W 102.382
S77° 06' 43.91"W 115.466
S77° 06' 44.72"W 13.165
S77° 52' 36.89"W 25.427
S79° 33' 18.77"W 26.367
N75°28'09"E CH=63.67' L=63.69' R=822.25'
N84°55'27"E CH=297.46' L=299.53' R=735.04'
N85°26'38"W CH=52.39' R=735.04' L=52.40'
N11°30'39"E 184.97'
N11°30'39"E 171.36'
S81°47'09"E 33.21'
N73°15'00"E 134.16'
N73°15'00"E 356.46'
N12°48'16"W 146.66'
N00°18'47"E CH=56.24' L=57.24' R=125.00'
N13°35'50"E 10.91'
N08°17'55"E 31.31'
CH=31.35' L=31.35' R=175.00'
S89°38'26"E 15.69'
N73°15'00"E 356.46'
20' D.E.
26' D.E.
40
50
60
82'
83'
90'
65'
70'
79'
R35'
R30'
R25'
R28'
R18'
R60'
R15'
R6'
24'
20'
10'
5'
6'
9'
11'
13'
15'
19'
52'
62'
35'
50'
+54.450
+54.450
+54.450

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT COMPANY, DATED 00.00.0000 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

VARIANCE REQUEST SUMMARY

1. VARIATION FROM MULTIFAMILY PARKING REQUIREMENT OF 1.75 SPACES PER UNIT TO 1.25 SPACES PER UNIT.
2. VARIATION FROM MAXIMUM BUILDING HEIGHT OF 2 STORIES TO HAVING 3 STORIES BUILDING FOR A NONSUPPORTIVE RESIDENTIAL SENIOR LIVING.
3. VARIATION FROM ALL UNITS HAVING ATTACHED GARAGE WHICH IS A ZONING REQUIREMENT TO HAVING SURFACE PARKING.
4. VARIATION FOR HAVING MORE THAN 4 DWELLING UNITS ATTACHED AT ONE TIME.



SITE LOCATION MAP
SCALE: 1" = 300'

PROPERTY LINE NOTE

- PROPERTY LINE SHOWS THE COMBINATION OF TRACT 1 (1550 HICKORY GROVE ROAD) AND TRACT 2 (HICKOPRY GROVE ROAD). THE PROPERTY LINE IS YET TO BE COMBINED INTO ONE PARCEL.

REZONING NOTES

SITE SUMMARY:

LAND LOT 55
20TH DISTRICT - 2ND SECTION

CURRENT ZONING:	RESIDENTIAL SENIOR LIVING (RSL)
PROPOSED ZONING:	RESIDENTIAL SENIOR LIVING (RSL) (NONSUPPORTIVE RESIDENTIAL UNITS)
TOTAL PROPERTY AREA:	3.17 AC
RIGHT-OF-WAY DEDICATION:	0.14 AC
NET PROPERTY AREA:	20.00 AC
SITE AREA:	20.00 AC
IMPERVIOUS AREA:	16.00 ACRES (80%)
PERVIOUS AREA:	4.00 ACRES (20%)

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.

PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY
Kimley»Horn
PHONE 770.706.6210
WWW.KIMLEY-HORN.COM
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
5170 PEACHTREE ROAD
BUILDING 100, SUITE 200
CHAMBLEE, GEORGIA 30341

PREPARED FOR
OWNER COMPANY
STREET ADDRESS
SUITE/BLDG
CITY, STATE ZIP
PHONE 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
PROJECT NAME
PIN0000000000000
LAND LOT ___ 7TH DISTRICT
STREET ADDRESS
CITY, STATE ZIP

GEORGIA REGISTERED No. PE042335 PROFESSIONAL ENGINEER DANIEL KERR
06/26/2026

GSWCC NO. (LEVEL II)	0000077807
DRAWN BY	RTM
DESIGNED BY	RTM
REVIEWED BY	IDK
DATE	06/26/2026
PROJECT NO.	014642003

TITLE
SITE PLAN

SHEET NUMBER
C2.00

Drawing name: C:\Users\RUMBID~1.MUR\AppData\Local\Temp\AcPublish_37616\C2.00 - SITE PLAN.dwg C2.10 ZONING SITE PLAN Jun 26, 2026 10:38am 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.

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 (dated June 26, 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 June 26, 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 (dated June 26, 2026) appears to address this recommendation.

2. Recommend constructing proposed driveway access on Hickory Grove Road 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 (dated June 26, 2026) appears to address this recommendation.

3. Recommend removing Hickory Grove Place access as commercial standards are not able to be met due to gate setbacks. 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 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.

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

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-17-2026

SITE BACKGROUND

Applicant	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Jairo Murillo
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Jairo A. Murillo; J. D. Clackum, Jr. and Helen M. Clackum; Tonya Clackum
Property Location	Located on the southwest corner of Old Canton Road and Clackum Road and the southwestern terminus of Clackum Road
Address	1795 Old Canton Road, 1785 Old Canton Road, 1788 Shelley Court
Access to Property	Old Canton Road, Clackum Road, Shelley Court

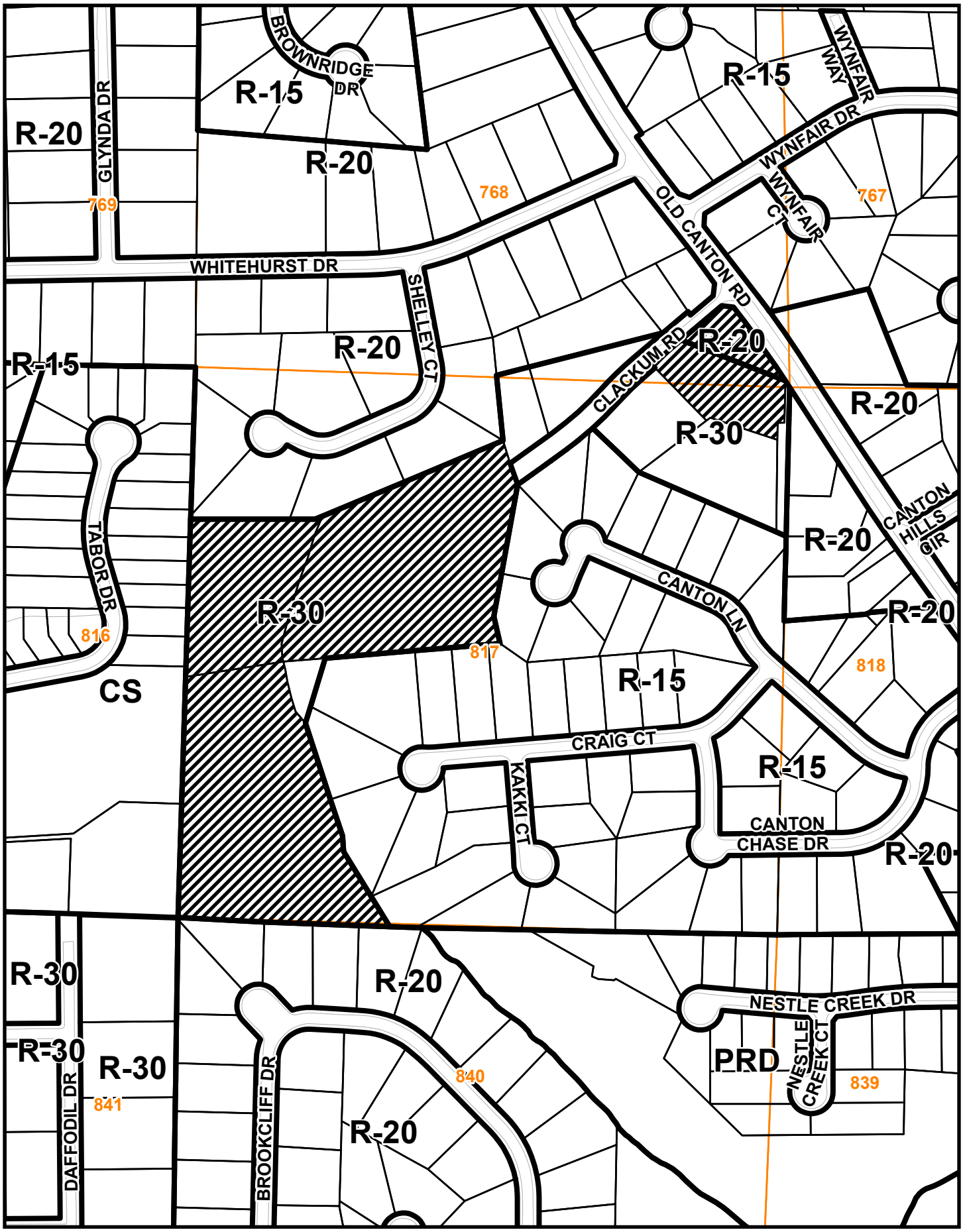
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20, R-30
Current Use of Property	Single-family residences, vacant
Proposed Zoning	R-15 OSC
Proposed Use	Single-family subdivision
Future Land Use	LDR
Site Acreage	11.81
District	16
Land Lot	768, 817
Parcel #	16081700010, 16081700030, 16081700020, 16081700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-17 2026 Map



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

0 255 510 Feet

Zoning Boundary

City Boundary

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



Clackum Road Enclave

DGMLPC - 2026-3-3

scale: 1" = 100'

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

GEORGIA LANDSCAPE ARCHITECT 906 DAVID G. MEYER

Site Data

Total Site Area:	**11.81 AC**
(2.59 AC in floodplain)	
Net Site Area:	**9.22 AC**
Net Density:	**2.16 UN/AC**
Present Zoning:	**R-30 & R-20**
Proposed Zoning:	**R-15 OSC**

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

3.96 AC unusable area (in floodplain, easements, buffers, etc.)

Parcel A

Single-family neighborhood

Site Area:	**4.13 AC**
Total Lots Shown:	**3**
Net Density:	**.73 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**19,000 SF+-**

Parcel B

Single-family neighborhood

Site Area:	**2.22 AC**
Total Lots Shown:	**4**
Net Density:	**1.8 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**14,500 SF+-**

Parcel C

Single-family neighborhood

Site Area:	**4.26 AC**
Total Lots Shown:	**9**
Net Density:	**2.11 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**20,618 SF +-**

Parcel D

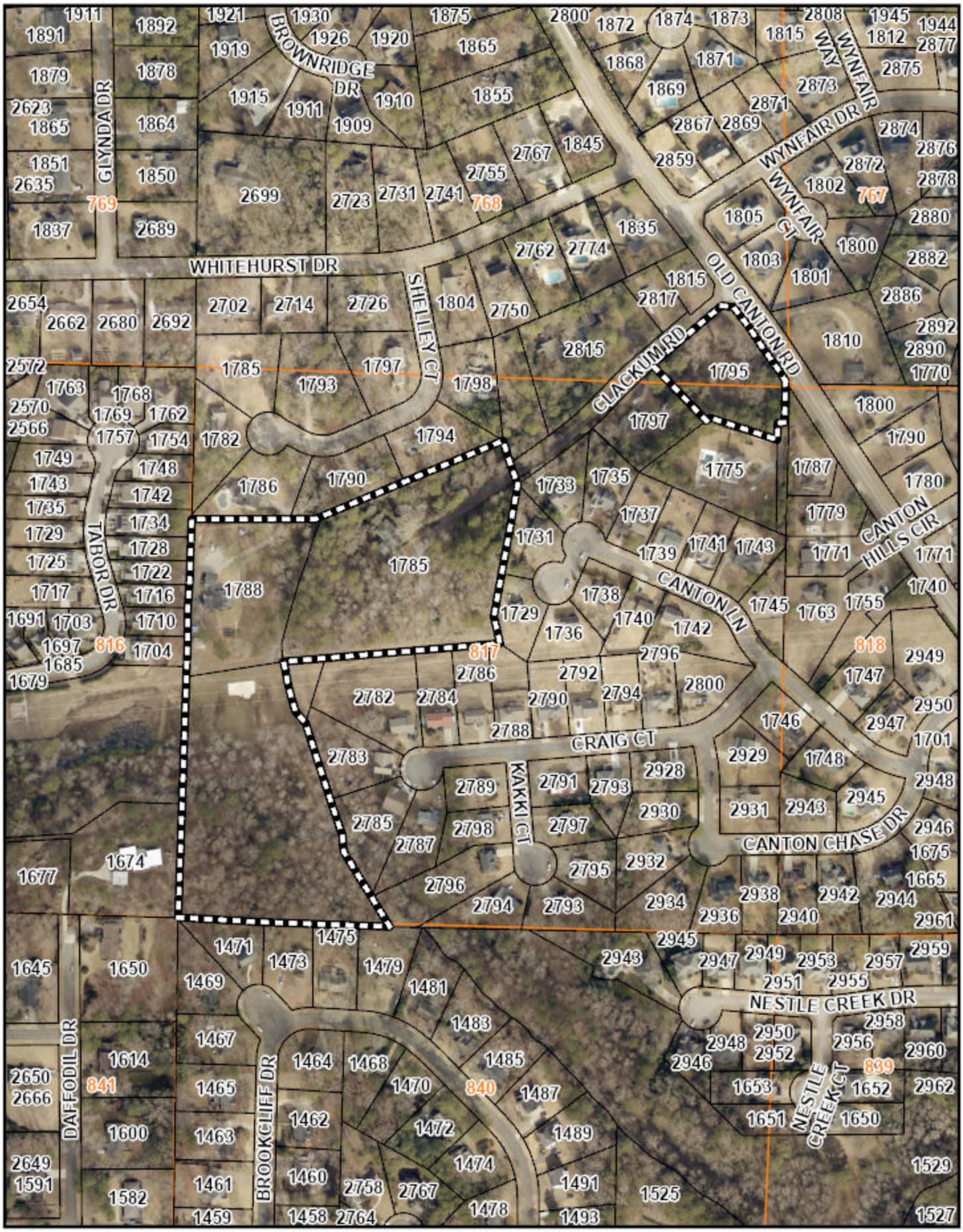
Single-family neighborhood

Site Area:	**1.20 AC**
Total Lots Shown:	**3**
Net Density:	**2.5 UN/AC**
Min. Lot Width:	**70'**
Avg. Lot Size:	**17,425 SF +-**

*r/w width is 30' for Old Canton and Clackum. what will we be required to provide? DOT question

*OSC R15 - OSC, min lot: 10,000 SF, side setbacks = 7.5', density max: 2.1 UN/AC = 20.8 units

Z-17 2026 Aerial Map



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

0 255 510 Feet

Zoning Boundary

City Boundary

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

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

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

b) **Proposed building architecture:** _____

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

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

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

2024081372 Plat Book 282 pg 854
Filed and Recorded: 10/7/2024 8:01:00 AM
Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SPR-2023-00456

STRUCTURES VISIBLE [illegible] SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

IF THE CUMULATIVE DISTURBED AREA ON THESE LOTS EQUALS ONE ACRE OR MORE AT ANY POINT IN TIME, A LAND DISTURBANCE PERMIT MUST BE OBTAINED THROUGH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. FOR QUESTIONS, CALL THE SITE PLAN REVIEW SECTION MANAGER.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SHELLEY COURT
(50' R/W)

FUTURE RIGHT OF WAY PER PB. 67/PG. 86 (SEE REFFRENCE #1)

8 ± ACCESS EASEMENT RESERVED IN DEED BOOK 1896/PG. 617

8± ACCESS EASEMENT GRANTED IN DEED BOOK 1895/PG. 647

COMBINED SAN. SEWER & DRAIN EASE. PER PB. 67/PG. 86 (MATCHED AREA)

CURRENT LOT LINE PER DB 14860/PG. 3274 & DB. 15897/PG. 2934

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

50' INGRESS/EGRESS ESMT. DB. 2090/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

MILL CREEK PRESERVE P.B. 273, PAGES 872-876

SQUARE ROD

N88°04'55"E 89.27'

N87°55'38"E 94.29'

S23°34'02"W 118.00'

S41°34'02"W 37.00'

S08°05'58"E 22.00'

S30°44'58"E 150.00'

HELEN M. CLACKUM

N30°57'02"W 48.00'

S40°42'03"E 99.29'

CHARLES GOODELL INC. PARCEL NO. 16081700050

S12°56'03"E 140.00'

S18°48'59"E 90.00'

NAIL FOUND

S07°59'01"E 75.00'

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

S27°14'15"E 65.00'

S08°19'07"E 37.68'

S12°06'24"E 193.68'

N87°00'03"W 416.86'

N01°56'05"E 584.70'

N01°56'05"E 329.60'

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

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

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

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.

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.

APPROX. 150' GEORGIA POWER EASEMENT

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

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

PROPERTY LINE TO BE ABANDONED

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

20' C.C.S.S.E. (DB 1544/PG. 815)

50' STREAM BUFFER

75' IMPERVIOUS SETBACK

50' STREAM BUFFER

75' IMPERVIOUS SETBACK

40' B.L.

APPROX L.L.L.

P.O.B.

OLD BARBED WIRE FENCE (REMNANTS)

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

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

LEGEND

SURVEYOR'S ACKNOWLEDGMENT.
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

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

REFERENCES:
1. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2307-2308 COBB COUNTY RECORDS (50' EASEMENT FOR INGRESS & EGRESS SHOWN IN DEED CANNOT BE LOCATED DUE TO AMBIGUOUS DESCRIPTION - APPARENT MISSING CALL - EASEMENT SHOWN IS BASED ON DEED BOOK 2090/PAGE 457).
2. WARRANTY DEED FOR MAX HERITAGE, LLC RECORDED IN DEED BOOK 15296, PAGES 2313-2314 COBB COUNTY RECORDS.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM — 10/3/24 DATE
ZONING DIVISION — 10-2-24 DATE
DEVELOPMENT & INSPECTIONS DIVISION — 10-4-24 DATE

OWNER'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY. I UNDERSTAND THAT THE APPROVAL OF THIS PLAT BY COBB COUNTY IS ONLY FOR THIS SUBDIVISION OR COMBINATION OF THIS PROPERTY, AND IS NOT MEANT TO SERVE AS APPROVAL OF ANY NON-CONFORMING CONDITIONS THAT CURRENTLY EXIST ON THIS PROPERTY OR WILL BE CREATED BY THE SUBDIVISION OR COMBINATION OF THIS PROPERTY.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE RECORDING OF SAID PLAT, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE — PRINTED NAME — DATE

IT IS THE OWNER'S/ DEVELOPER'S/ BUILDER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN ADEQUATE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL UPON COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. ALL LAND DISTURBING ACTIVITIES ARE SUBJECT TO INSPECTION BY THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY TO DETERMINE COMPLIANCE WITH THE EROSION/SEDIMENT CONTROL ORDINANCE. FOR ANY PROJECT WITH A DISTURBED AREA OF ONE ACRE OR LARGER, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD) AND THE LOCAL ISSUING AUTHORITY (COBB COUNTY).

Per Cobb County Code Sec. 134-267(b), No fence or freestanding wall (both herein referred to as fence) other than a retaining wall shall be more than eight feet in height (not adjacent to a road) or be constructed in a public road right-of-way (road). If a fence is adjacent to a public road right-of-way, or is in front of or to the side of the house in a residential district, or is in front of or to the side of the building in a nonresidential district, such fence shall not exceed six feet in height and shall further meet the requirements set forth in section 134-269 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 THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AS JUST LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND PLANT IS CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. THE OWNER, THE EMPLOYERS, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS

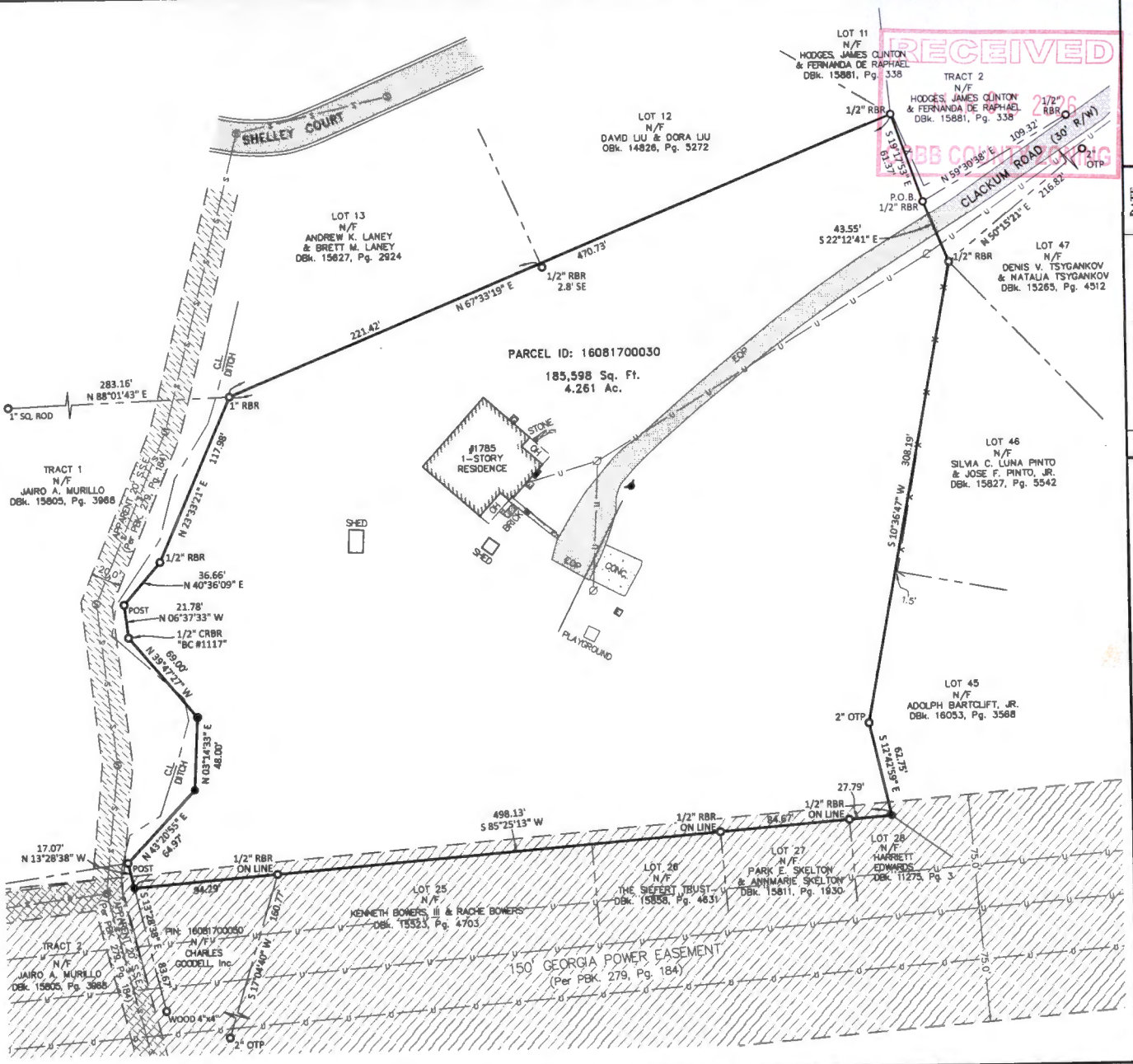
No.	By	Date	Revision
1	BS	9/05/2025	COMBINE TRACTS 1 AND 2 AT CLIENT'S REQUEST NO ADDITIONAL FIELDWORK

Cadd File No: 20/2007/1788ShelleyCourt/077Bndy.DWG

COMBINATION PLAT FOR:
JAIRO A. MURILLO
SPR-2023-00456
1788 SHELLEY COURT

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3005
LAND SURVEY FIRM COA #1177

Date: 03.16.2020 | Land Lot: 817 | District: 16th | Sheet No.
Section: 2nd | County: COBB, GEORGIA | Scale: 1" = 40' | 1 of 1
Project: 20077 | Drawn By: AS



RECEIVED
2026
COBB COUNTY ZONING

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.

No.	REVISION	DATE
1		
2		
3		
4		

BOUNDARY SURVEY

Prepared for: KAREN WALTON
1785 OLD CANTON ROAD, MARIETTA, GA 30062
PARCEL ID: 16081700030
LAND LOT 817 of the 16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA - 06/18/2025

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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
OBk.	DEED BOOK
Pg.	PAGE
LL.	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.

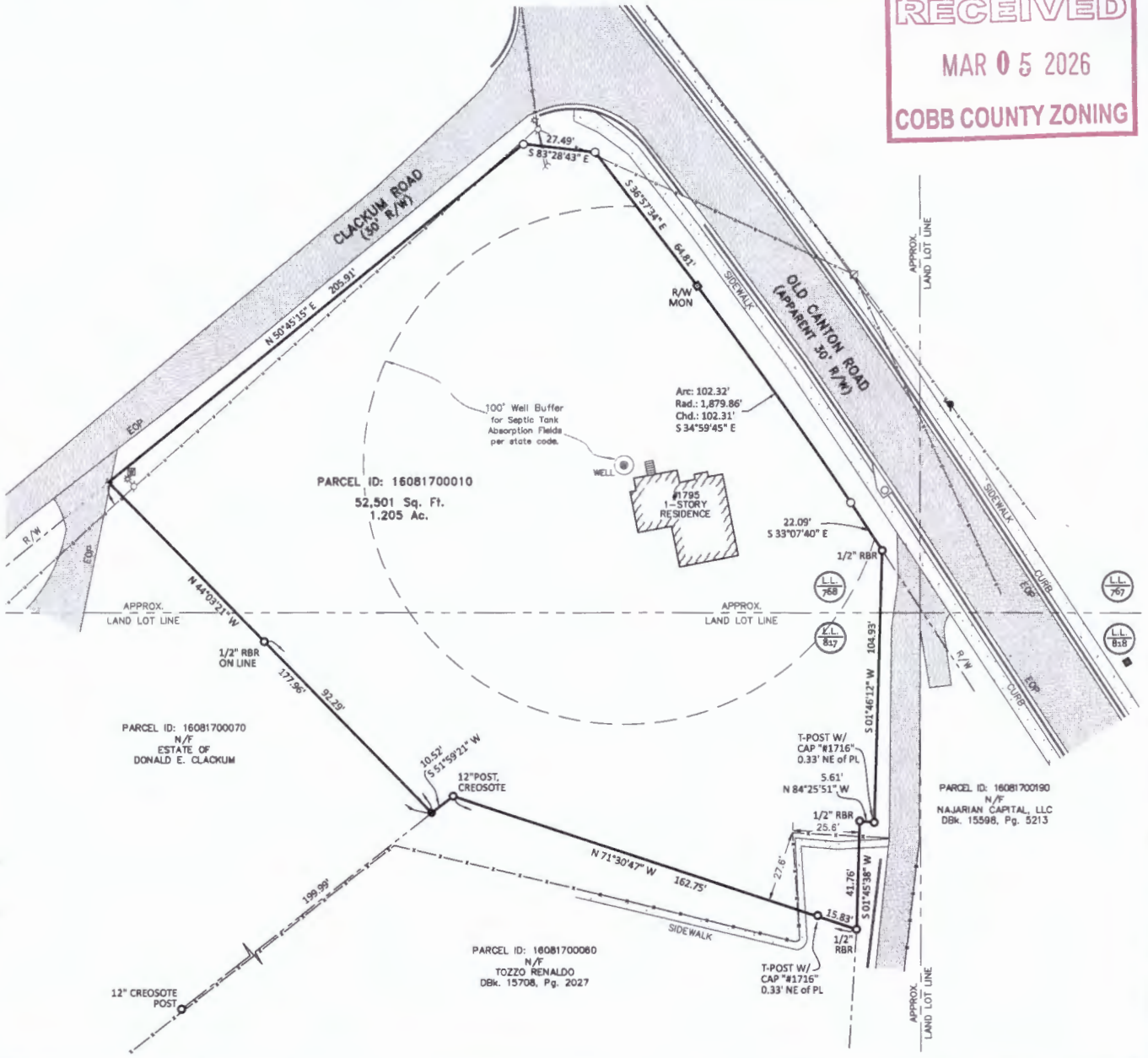
BOUNDARY Zone, inc. SURVEYORS, ENGINEERS AND LAND PLANNERS
PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772
INFO@BOUNDARYZONE.COM

PROJECT
27413-01

SHEET
1 OF 1

DWN: PT

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



GRID NORTH
GA. WEST NAD 83

SCALE: 1" = 30'

No.	REVISION	DATE
1		
2		
3		
4		

GRAPHIC SCALE - IN FEET
30 0 15 30 60

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	BSL	BUILDING SETBACK
●	1/2" REBAR WITH CAP SET "LSF# 839"	LIGHT POLE	WATER METER	-W-	WATER LINE	N/F	NOW OR FORMERLY
□	R/W MONUMENT	POWER/LIGHT POLE	WATER VALVE	-S-	SEWER LINE	R/W	RIGHT-OF-WAY
RBR	REBAR	GUY WIRE	CATCH BASIN	-G-	GAS LINE	PBk.	PLAT BOOK
CRBR	CAPPED REBAR	POWER METER	MANHOLE	-T-	TEL. LINE	DBk.	DEED BOOK
OTP	OPEN TOP PIPE	POWER BOX	JUNCTION BOX	-U-	OVERHEAD UTIL.	Pg.	PAGE
CTP	CRIMP TOP PIPE	A/C UNIT	DRAINAGE INLET	-X-	FENCE LINE	L.L.	LAND LOT
		GAS METER	CLEAN OUT	P/L	PROPERTY LINE	D.E.	DRAINAGE EASMNT.
		GAS VALVE	HEADWALL		UTILITY MARKERS	S.S.E.	SAN. SEWER EASMNT.
		TELEPHONE BOX	SIGN	W G T	WATER/GAS/TELECOM		

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

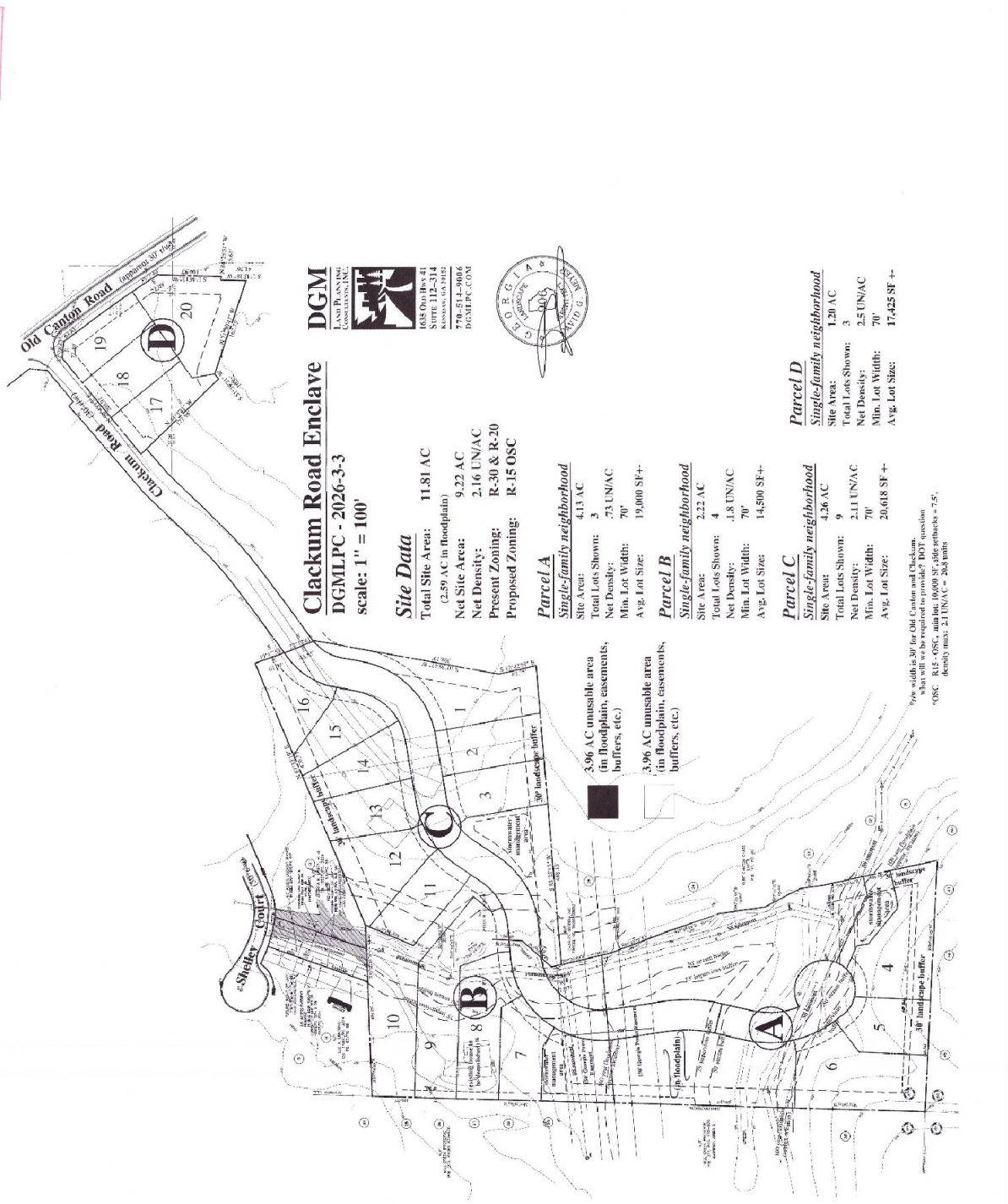
QUICK FACTS

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

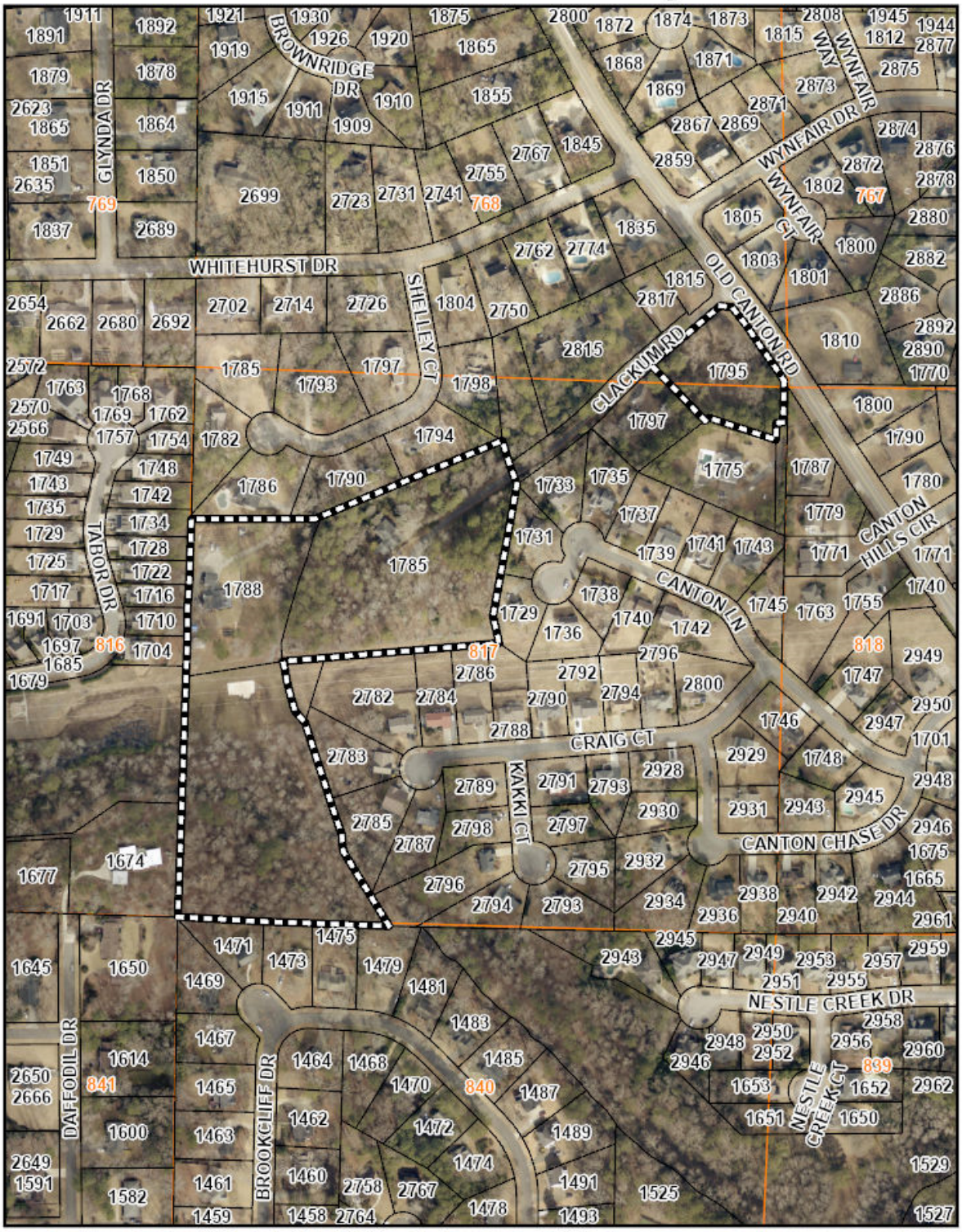
FINAL ZONING STAFF RECOMMENDATIONS

(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 30655
770-514-9006
DGMLPC.COM
Site Data
Total Site Area: 11.81 AC
(2.59 AC in floodplain)
Net Site Area: 9.22 AC
Net Density: 2.16 UN/AC
Present Zoning: R-30 & R-20
Proposed Zoning: R-15 OSC
Parcel A
Single-family neighborhood
Site Area: 4.13 AC
Total Lots Shown: 3
Net Density: .73 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 19,000 SF+-
Parcel B
Single-family neighborhood
Site Area: 2.22 AC
Total Lots Shown: 4
Net Density: 1.8 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 14,500 SF+-
Parcel C
Single-family neighborhood
Site Area: 4.26 AC
Total Lots Shown: 9
Net Density: 2.11 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 20,618 SF +
Parcel D
Single-family neighborhood
Site Area: 1.20 AC
Total Lots Shown: 3
Net Density: 2.5 UN/AC
Min. Lot Width: 70'
Avg. Lot Size: 17,425 SF +-
3.96 AC unusable area (in floodplain, easements, buffers, etc.)
3.96 AC unusable area (in floodplain, easements, buffers, etc.)
Old Canton Road
Clackum Road
Shelley Court
30' landscape buffer
*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



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

North

Zoning: R-20 / Single-family residences

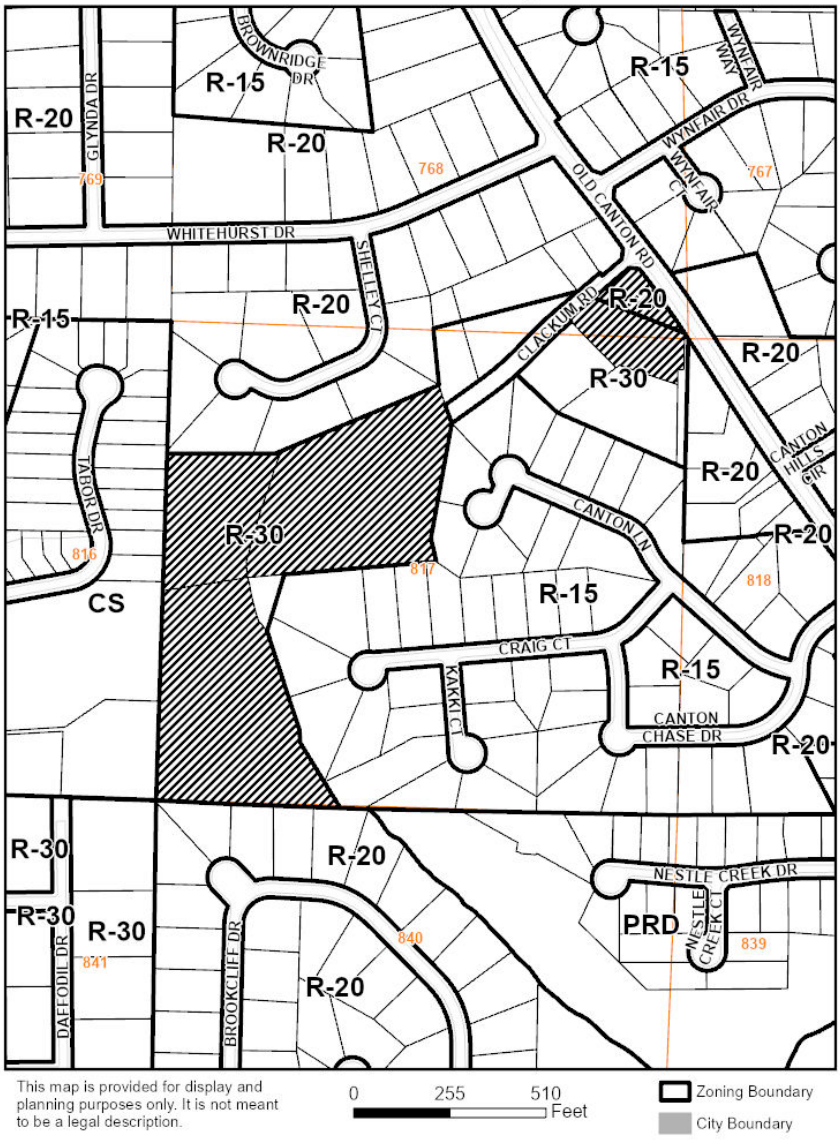
Future Land Use: LDR

WEST

Zoning: CS / Single-family residences

Future Land Use: LDR

Z-17 2026 Map



EAST

Zoning: R-15, R-20 / Single-family residences

Future Land Use: LDR

SOUTH

Zoning: R-15, R-30 / Single-family residences

Future Land Use: LDR

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-15 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-15 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The OSC overlay district is established to encourage the preservation of natural resources within residential development. The district may be overlaid upon the R-30, R20, and R-15 zoning districts. The overlay district is intended to provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure; to provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; to preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; to reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development; to promote interconnected greenways and corridors throughout the community; to promote greenspace contiguous with adjacent jurisdictions; to promote greenspace as passive recreation; to encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood; to encourage street designs that reduce traffic speeds and reliance on main arteries; to promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; to conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space; and to preserve important historic and archeological sites. Land and water are protected by limiting

land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development and infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to significantly increase overall development densities, but to allow for the stipulated densities of the underlying zoning district. It is also the intent of the overlay district to encourage design flexibility, creativity and development complementary to surrounding and existing neighborhoods. Open space community overlay plans are approved as site plan specific.

Summary of the applicant's proposal

The applicant is requesting a rezoning of the subject 11.81-acre site to the R-15 single-family residential district with the Open Space Community (OSC) overlay in order to develop a 20-unit single-family open space subdivision. The proposed OSC plan includes an estimated 21.85% open space (112,384 square feet). The applicant has stated that the proposed homes will be 5,000 square feet in size and of modern architecture.

Residential criteria

Allowable units as zoned: 4
Proposed # of units: 20
Net density: 2.17
Increase of units: 16
Acres of floodplain/wetlands: 2.88
Impervious surface shown: Maximum Impervious 35%

Are there any zoning variances?

Yes;

1. Reduce the public road frontage from the required 75 feet to 0 feet;
2. Reduce the impervious stream buffer from the required 75 feet to 0 feet;
3. Allow for required stream buffers to be outside of designated open spaces (Lots 4, 6-12);
4. Allow for slopes greater than 25 percent to be outside of designated open spaces (Lots 4-6);
5. Allow for a utility easement owned by Georgia Power within designated open spaces;
6. Waive requirement that plan should incorporate larger lots adjacent to the existing neighborhoods in areas where adjoining neighborhood lots are larger than those proposed;
7. Waive requirement that buffers along the rear of exterior building lots be commonly owned open space area and not a part of the individual lots;
8. Waive required undisturbed landscape buffer for lots 7-10 and 16-17;
9. Allow for designated open space to be on two (2) non-contiguous tracts;
10. Allow for floodplain, wetlands, and lakes to account for more than 70 percent of required open space;
11. Waive the maximum allowable density from 2.10 to 2.17 units per acre; and
12. Reduce the development's open space requirement from 35 percent 21.8 percent.

Additional comments:

1. Fencing that is compatible with the architecture/landscaping/design of development, shall be erected just inside dedicated open space that is contiguous to proposed lots. Fencing should be installed using techniques that provide minimal disturbance to the open space as possible.
2. A conservation easement shall be recorded within the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the open space from development in perpetuity as owned by the mandatory homeowner's association. A conservation easement application shall be submitted to the Planning Division prior to final plat approval.

03/18/26

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

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

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

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

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

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

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

FIRE HYDRANT:
The maximum distance of a hydrant to each structure shall be 500 feet. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

(continued)

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

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

Z-17-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

5/5/2026

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

School	Student Capacity	School Enrollment	Capacity Status
Murdock ES	962	814	148 under capacity
Dodgen MS	1225	1129	96 under capacity
Pope HS	1912	1793	119 under capacity

3/27/2026

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

Future Land Use Sub-Category? N/A

☒ Consistent ☐ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

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

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

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

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

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

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

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

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

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

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

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

Special District:

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

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

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

Dobbins Air Reserve Base Zones:

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

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

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

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

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

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

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

Historic Preservation:

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

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 6" on Clackum Rd & 12" on Old Canton Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO*

Approx. distance to nearest sewer: On-site

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

Peak flow = 8,400

Treatment plant: Sutton WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

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

Additional sewer comments:

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

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	20	4	10	**14**	12	7	**19**	**189**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

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

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

In accordance with Cobb County Code 134-121 and based on site plan dated March 3, 2026, this development does not require a traffic study submittal.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

(continued)

Recommendations

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

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

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

(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

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

(continued)

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

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

15. Recommend 10’ no access easement along on Old Canton Road and where lot 10 abuts Jacksons Square subdivision unless needed for stormwater detention access.

16. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard. However, because of the tight home spacing, Cobb DOT notes that this standard cannot be met for adjacent internal driveways with the proposed site plan (dated November 20, 2025). The failure to meet this standard for internal driveway spacing is noted because it will preclude the interior roadways from being accepted by the County as public streets at a future date.

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

STAFF ANALYSIS

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

A. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
It is Staff's opinion that the applicant's rezoning proposal will permit a use that is not suitable in view of the use and development of adjacent and nearby properties. The OSC overlay district requires that primary conservation areas including floodplains, stream buffers, and steep slopes are required to be fully contained within designated open space. The proposal requests substantial variances from this requirement by excluding parts of these areas from the open space, proposing development within them, and reducing the total required open space. Staff believes that these variance requests indicate that the OSC overlay district is not a suitable application for this proposal.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion that the applicant's proposal may have an adverse effect on the usability of adjacent or nearby properties. The proposed plan includes a number of substantial variances including developing within stream buffers and steep slopes, modifying landscape buffers along adjoining property lines, and a reduction to total open space, all of which would compromise the protection of natural resources in the area. Staff believes that these variances indicate that the proposal would not effectively conserve open space in accordance with OSC criteria and may adversely affect adjacent properties.

C. **Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**
It is Staff's opinion that the applicant's rezoning proposal will result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. This opinion can be supported by the department comments contained in this analysis.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The property is delineated in a Low Density Residential (LDR) future land use category. The LDR land use category has a density range of 1-2.5 units per acre. The applicant is proposing 2.17 units per acre.

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

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The proposal requires a number of substantial variances from the OSC code. Notably, it does not fully incorporate all primary conservations areas such as floodplains, streams, stream buffers, and steep slopes into the designated open space and proposes development within these sensitive areas. The OSC district is intended, among other purposes, to preserve these unique and sensitive natural resources and to minimize development on environmentally sensitive soils. By failing to include all primary conservation areas within the required open space and proposing to develop over them, Staff believes that the proposal does not meet the standards of the OSC code and is counter to the purposes of the OSC overlay district.

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

Application No. _____

Summary of Intent for Rezoning

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

a) **Proposed unit square-footage(s):** 5,000 sqft per house

b) **Proposed building architecture:** Modern

c) **List all requested variances:** R-30 + R-20 to R-15 OSC

Rezone the 4 parcels with the current zoning R-30 + R-20 to 20 new lots zone R-15 OSC.

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

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

b) **Proposed building architecture:** _____

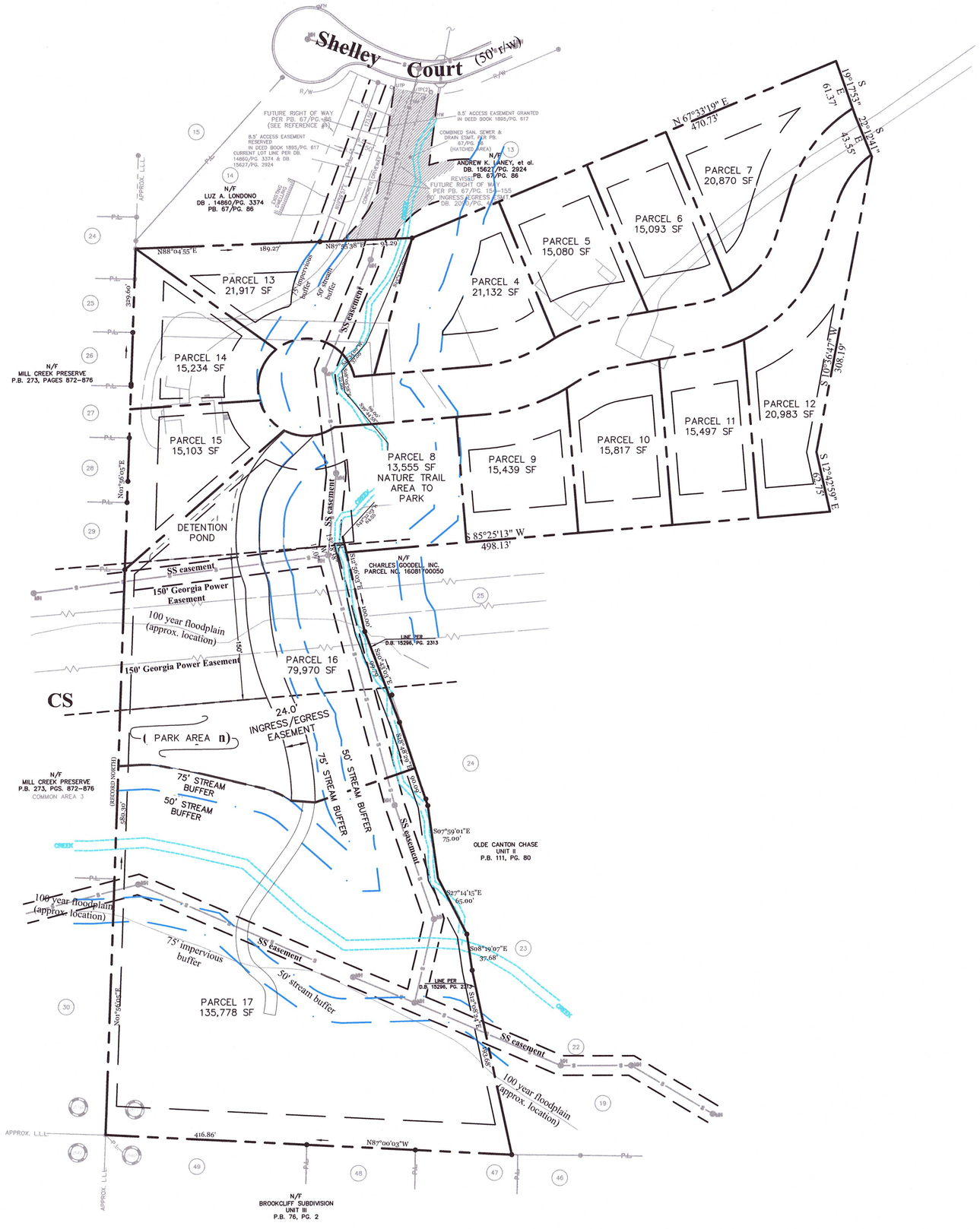
c) **Proposed hours/days of operation:** _____

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

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No

RECEIVED
MAR 05 2026
COBB COUNTY ZONING



LEGEND

- PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS

DATA SUMMARY

EXISTING ZONING: R-30 & R-20

PROPOSED ZONING: R-15

R-15 BUILDING SETBACKS:

FRONT: 35'
SIDE: 10'
REAR: 30'

EXISTING EASEMENTS ONSITE:

115' GEORGIA POWER EASEMENT
20' SANITARY SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

SCALE: 1" = 80'
WHEN PRINTED AT FULL SIZE 24"X36"

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

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APR 2 7 2026
COBB COUNTY ZONING

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners

NOT FOR CONSTRUCTION

BPE PROJECT
DATE 4/27/26
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

PRELIMINARY PLAT

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
PP1

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
Old Canton Road	Arterial	35	Cobb County	100’
Clackum Road	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Old Canton Road	South of Clackum Road	8,090	C
Clackum Road	NA	NA	NA

vpd = vehicles per day
Based on 2024 AADT counting data taken by GDOT, as published on their website for Old Canton Road.
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial and major collector roads from this data source.
LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	17	3	9	**12**	10	6	**16**	**160**

vph = vehicles per hour, DU = dwelling unit
Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

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

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

In accordance with Cobb County Code 134-121 and based on site plan dated March 3, 2026, this development does not require a traffic study submittal.

Cobb County DOT supports abandonment of the existing right of way as shown in the proposed site plan. This property owner must coordinate with Cobb County DOT regarding the abandonment and subsequent purchase of the Clackum Road right-of-way. This will need to be addressed between the applicant and the County before completion of the Plan Review process.

(continued)

Recommendations

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

1. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the south side of Clackum Road, a minimum of 25' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant, **WITHIN 12 MONTHS OF ZONING APPROVAL**, donate right-of-way on the west side of Old Canton Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend applicant verify that minimum intersection sight distance is available for the Old Canton Road access, and if it is not, implement remedial measures, subject to Cobb DOT's approval, to achieve the minimum requirement of 390'.

4. Recommend Old Canton Road access points include deceleration lane, taper and/or improved curve radius to address safety because Old Canton Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval.

5. If the development is approved by the Board of Commissioners, recommend applicant submit a plat of survey and legal description of proposed right of way abandonment area to Cobb DOT to abandon and dispose of right of way in accordance with OCGA Section 32-7.

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

(continued)

7. Recommend curb, gutter, and sidewalk along the entire frontage of Clackum Road to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

8. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between any driveways and intersection of Old Canton Road and Clackum Road. This recommendation is pursuant to Cobb County Development Standard 402.2 and Cobb County Development Standard Detail 116R, Residential Driveway Standard. Possible mitigation measures to achieve this recommendation include, but are not limited to, the implementation of shared driveways or a shared access driveway. Final location and design will be determined by Cobb DOT as part of the driveway permit and/or Plan Review processes.

9. Recommend applicant confirm Clackum Road meets standard residential roadway requirements. Recommend the applicant be responsible for 100% of all costs to ensure that Clackum Road meets Cobb County public road standards from the Old Canton Road roadway centerline to the proposed development. Final design will be subject to Cobb County DOT approval as part of the Plan Review process. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; and Detail 113, Sidewalks.

10. Recommend curb and gutter along both sides and sidewalk along one side of proposed internal roadway.

11. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.

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

(continued)

13. Recommend proposed streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

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

15. Recommend 10’ no access easement along on Old Canton Road and where lot 13 abuts Jacksons Square subdivision unless needed for stormwater detention access.

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

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.

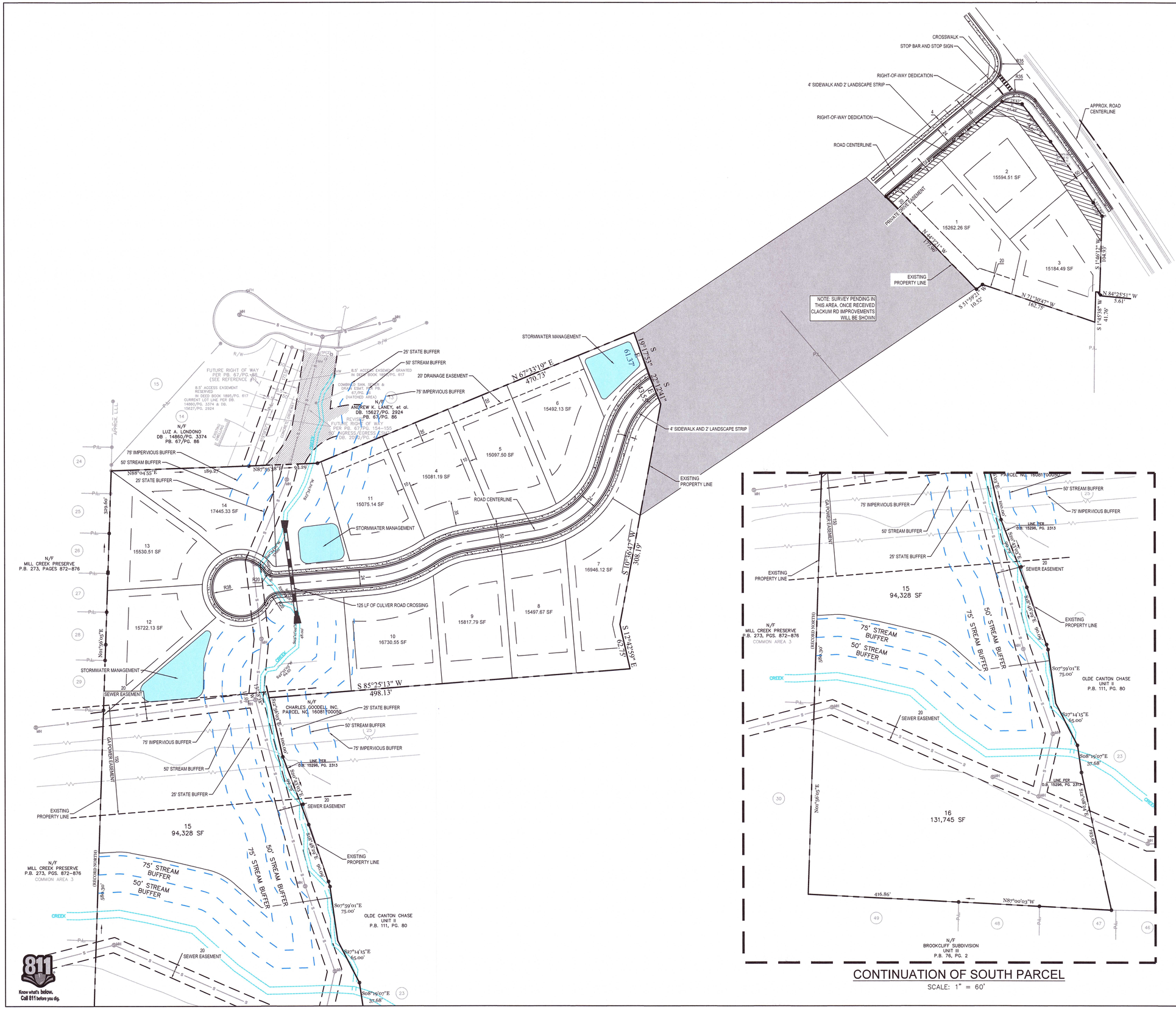
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.

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.



CONTINUATION OF SOUTH PARCEL

SCALE: 1" = 60'

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK/ BUFFER
- EASEMENTS
- CONCRETE SIDWALK

SITE DATA CHART

EXISTING DATA	
TOTAL SITE AREA	11.81 ACRES +/-
CURRENT ZONING	R-30 & R-20
PROPOSED DATA	
ZONING	R-15
RESIDENTIAL LOT COUNT	14
MIN RESIDENTIAL LOT AREA	15,000 SF
TOTAL NET DENSITY	2.76 UNITS/AC
MIN RESIDENTIAL LOT WIDTH	75 FT
RESIDENTIAL LOT FRONT SETBACK	35'
RESIDENTIAL LOT REAR SETBACK	30'
RESIDENTIAL LOT SIDE SETBACK	10'
IMPERVIOUS SURFACE	2.25 (19%)

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NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SCALE: 1" = 60'
WHEN PRINTED AT FULL SIZE 24"X36"

No.	REVISIONS	DATE	BY

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners

NOT FOR CONSTRUCTION

BPE PROJECT
DATE 4/2726
SCALE AS SHOWN
DESIGNED BY JR
DRAWN BY JR
CHECKED BY AB

REZONING SITE PLAN

1788 SHELLY COURT PRELIMINARY PARCEL LAYOUT

MARIETTA GA

SHEET NUMBER
RZ1

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

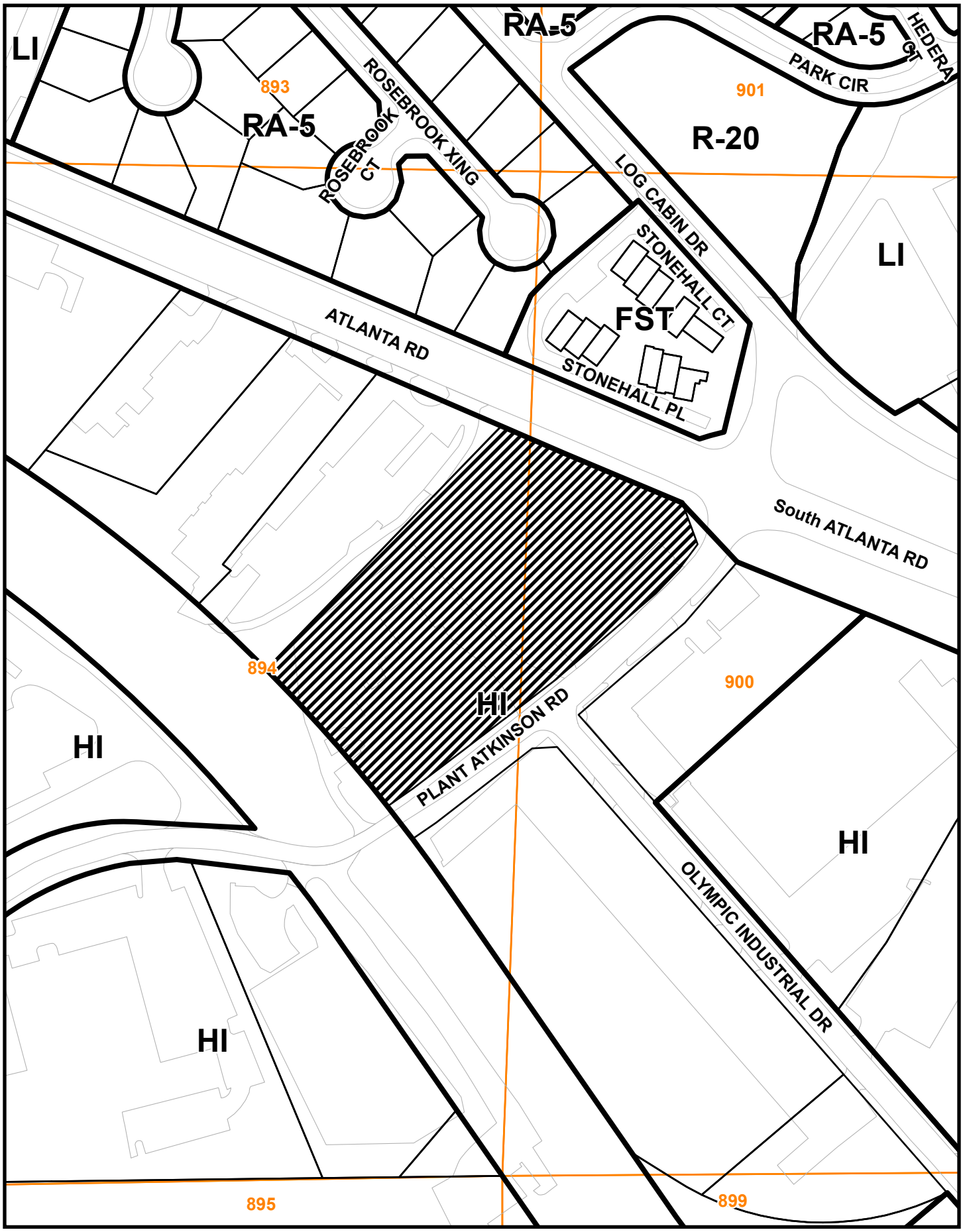
QUICK FACTS

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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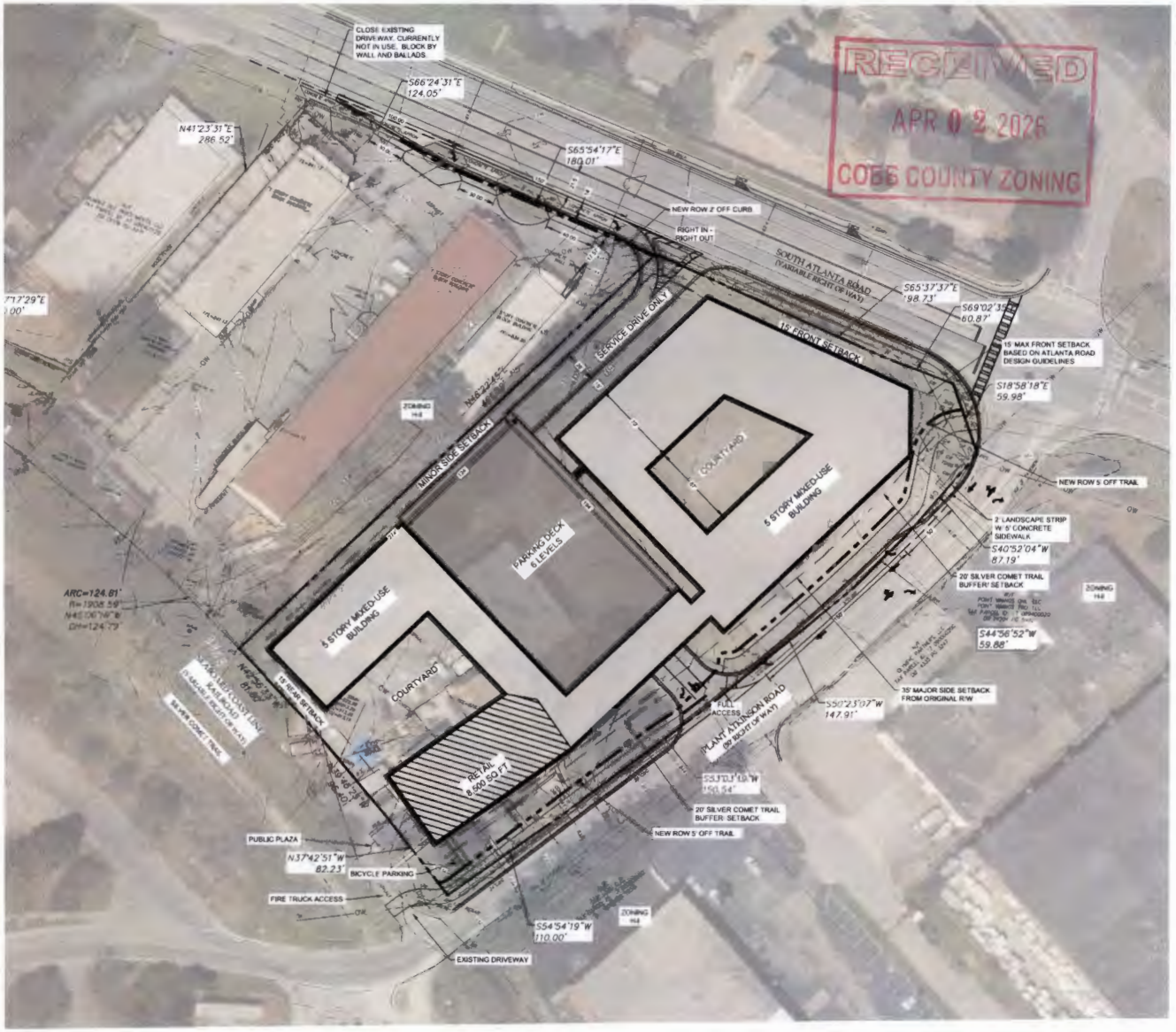
0 145 290 Feet

Zoning Boundary

City Boundary





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 35 FEET (FROM CURRENT ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (10 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	288 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 (1.25 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 10'
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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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 PROFESSIONAL ENGINEER 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



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

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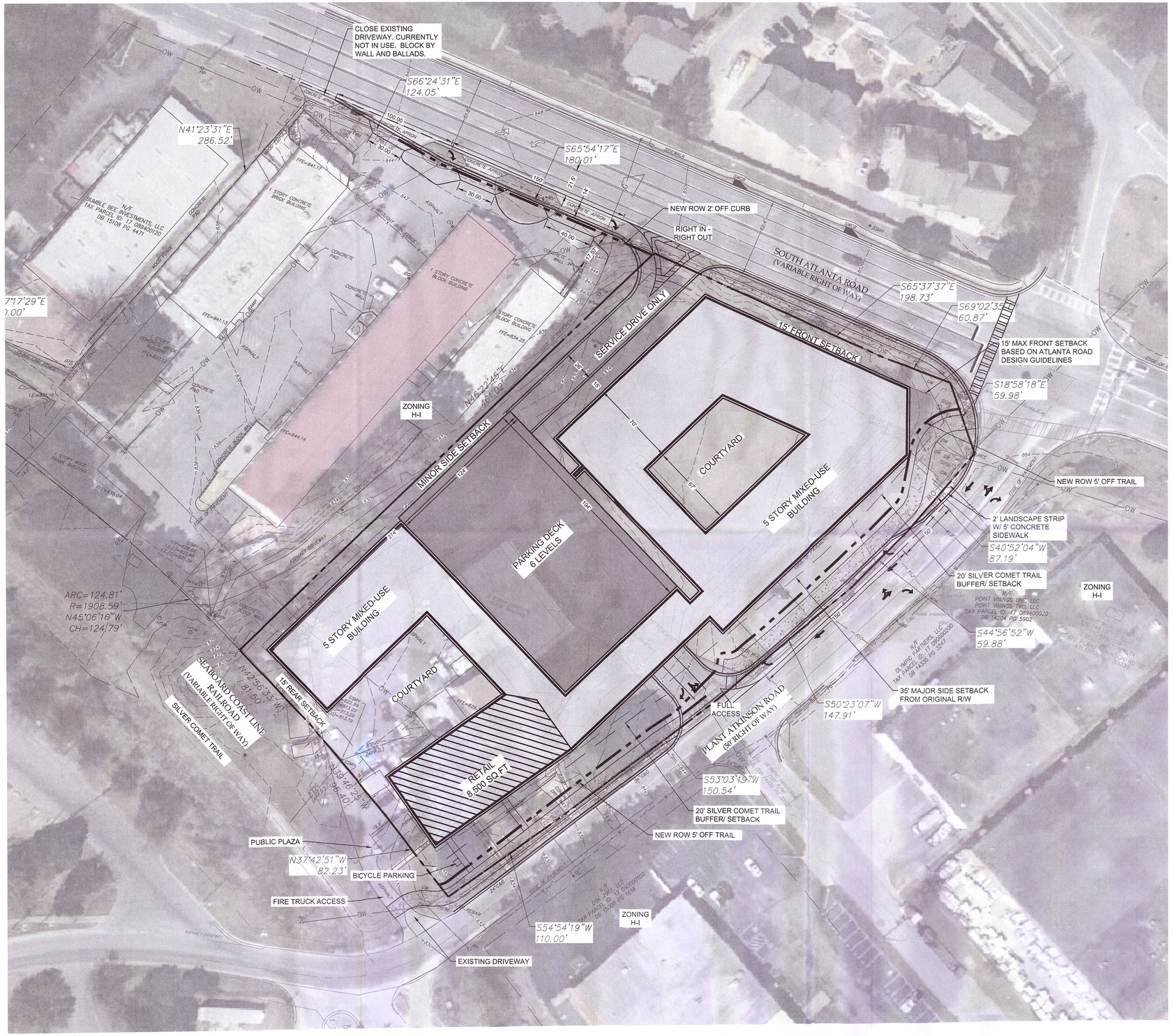
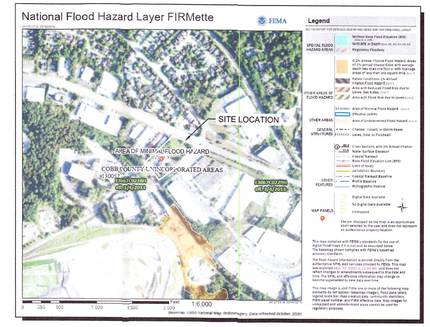


National Flood Hazard Layer FIRMette



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	RC (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)
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MAX FLOOR AREA RATIO	N/A
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TOTAL SITE DENSITY PROVIDED	2.08 FAR
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MIN. RETAIL PARKING REQUIRED	64 SPACES (8 SP/ 1,000 SF)
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VARIANCE #1 TO REDUCE REQUIRED 30' REAR SETBACK TO 15'
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IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

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PROJECT

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AT
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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 No. 34337 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
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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

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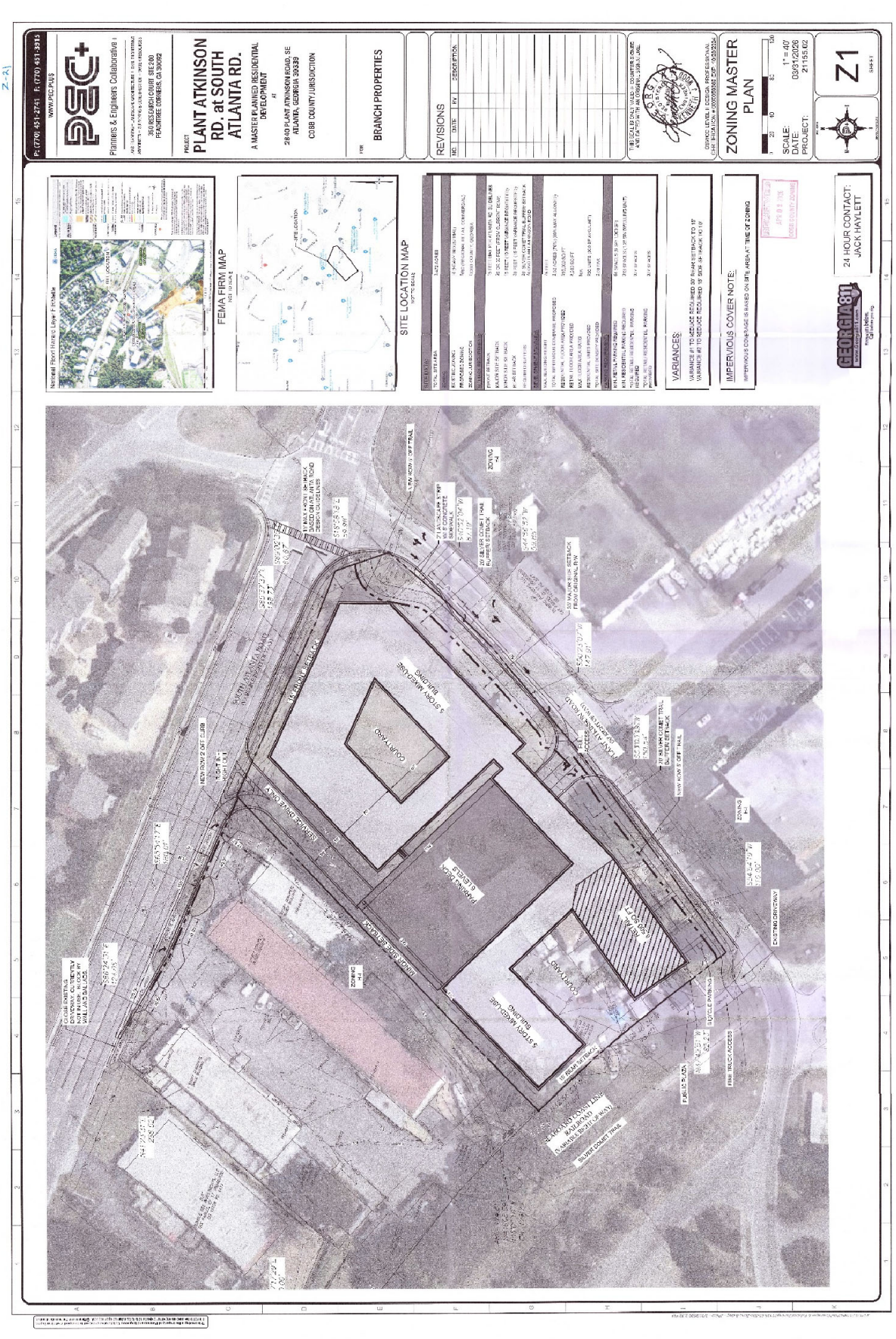
Current Zoning	HI
Current Use of Property	Church
Proposed Zoning	RRC
Proposed Use	Mixed-use development
Future Land Use	PI
Site Acreage	3.47
District	17
Land Lot	894, 900
Parcel #	17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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

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


PLANT ATKINSON RD. at SOUTH ATLANTA RD.
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2840 PLANT ATKINSON ROAD, SE
ATLANTA, GEORGIA 30339
COBB COUNTY JURISDICTION
BRANCH PROPERTIES
ZONING MASTER PLAN
FEMA FIRM MAP
SITE LOCATION MAP
VARIANCES:
IMPERVIOUS COVER NOTE:
24 HOUR CONTACT:
JACK HAYLETT
Z1

Z-21 2026 Aerial Map



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

0 145 290 Feet

Zoning Boundary

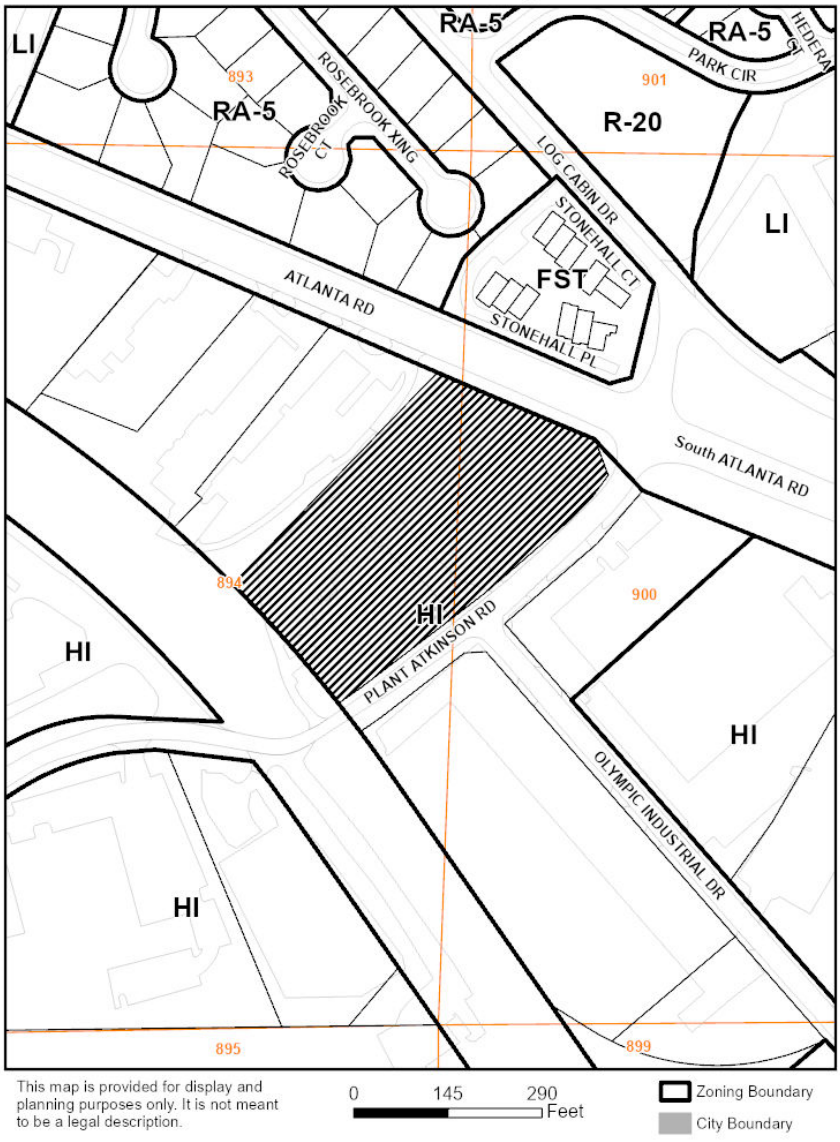
City Boundary

North

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

Future Land Use: MDR

Z-21 2026 Map



WEST

Zoning: HI / Industrial Uses

Future Land Use: IND

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
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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? ☐ 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 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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03 | RENDERINGS



BRANCH

PRESTON

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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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

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
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
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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

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TELEPHONE 201-602-4082

July 1, 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

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Dear John:

The undersigned and this firm represent Branch Acquisition Company, LLC, the Applicant (hereinafter referred to as "Applicant"), and Branch Atlanta Road Associates II, L.P., the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in this Application for Rezoning with regard to a total tract of 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, and along the northeasterly side of the Seaboard Coast Line Railroad, and being known as 2840 Plant Atkinson Road, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, ongoing meetings and communications with Cobb County Staff, meetings and discussions with area residents and homeowner representatives, reviewing the Departmental Comments and

Staff Recommendations, and reviewing the uses of surrounding properties, we have been authorized by 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 zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

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

(2) Rezoning of the Subject Property shall be from the existing Heavy Industrial ("HI") zoning category to the Regional Retail Commercial ("RRC"), with reference to the revised Zoning Master Plan ("Site Plan") prepared for Applicant by Planners & Engineers Collaborative, dated March 31, 2026, last revised May 11, 2026, and submitted contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of approximately 3.47 acres of total site area and shall be developed for a mixed-use development consisting of office/retail/ restaurant uses and residential.

(4) Signage for the proposed development shall have finishes, materials, and color consistent with the architecture and design of the components within the overall development.

(5) Lighting within the proposed development shall be environmentally sensitive, decorative, and themed to the architecture and style of the various components of the overall development.

(6) Setbacks and impervious surface area for the proposed development shall be as more particularly shown and reflected on the referenced, revised Site Plan and shall be measured from existing property lines prior to any dedication of right-of-way.

(7) Minor modifications to the within stipulations, the revised Site Plan, lighting, signage, landscaping, 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.

(8) All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, sanitary sewer, water, fire protection, power, surface parking, and any and all slopes or other required engineering features of the foregoing.

(9) The residential component of the proposed development shall have a maximum of two hundred fifty (250) residential units.

(10) Building architecture and exterior façade of the proposed residential buildings shall be substantially similar to the renderings reflected on Exhibit "B" attached and incorporated herein by reference.

(11) All residents of the proposed residential community shall have access to and use and enjoyment of the amenity areas, which will include, at a minimum, the following:

(a) Pool;
(b) Fitness center;
(c) Clubroom;
(d) Business center;
(e) Electric vehicle charging stations (or other alternate power source); and
(f) Bicycle racks.

(12) There shall be a maximum of 8,500 square feet of office, restaurant, and retail space within the proposed overall development.

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

(14) Residential parking shall be provided at a minimum ratio of 1.25 parking spaces per unit. All retail and restaurant parking shall be provided at a ratio of 8 spaces per 1000 square feet.

(15) Applicant agrees to dedicate to Cobb County the right-of-way necessary to construct the extension of the Silver Comet Trail along the Subject Property. Further, Applicant agrees to construct the portion of the Trail extension located upon the Subject Property as identified and shown on the revised Site Plan.

(16) Applicant agrees to incorporate dedicated Trail parking within the parking structure for a minimum of twelve (12) spaces.

(17) The following recital shall be contained within all marketing documents and materials, all contractual documents concerning the conveyance of Property from the Developer, all deeds of conveyance from the Developer, including, but not limited to, warranty deeds and quitclaim deeds, and all leases, Covenants, Conditions, and Restrictions from the Developer:

"The property contained and referenced in this document is located in close proximity to a Heavy Industrial area which may, at times, house dangerous equipment, materials, and terrain, trespass upon which could cause serious injuries.

Also, said properties may produce loud noises, noxious odors, and sounds. Owner and/or Lessee acknowledges and accepts that the Heavy Industrial land uses, including their necessary ancillary activities, are recognized and acceptable conditions concerning which the parties herein have no control over the use of such industrial properties. Owner and/or Lessee hereby waives any right to file a cause of action for nuisance that may arise out of the lawful use of the above-referenced current Heavy Industrial properties."

We believe the development of the project, pursuant to the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is an exciting project which fits together various types of product into one community. The proposed development shall be of the highest quality; shall be compatible with and complementary to developments, businesses, and venues in the area; 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
Attachments

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

Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copies of Attachments)

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

Cameron Jones, CNU-A
Planner III
Zoning Division
Cobb County Community Development Agency
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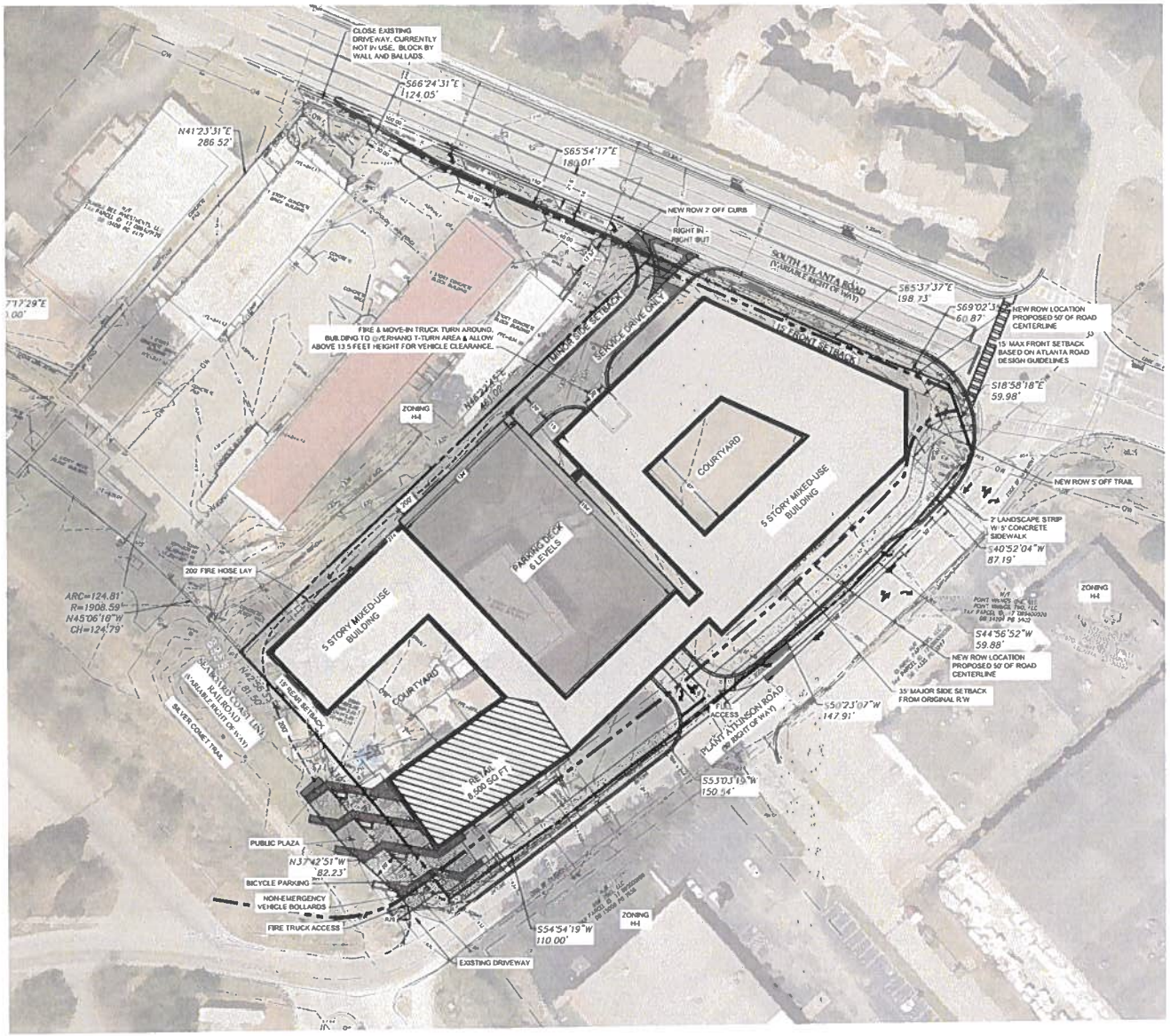
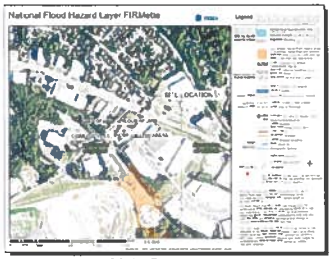
Vinings Homeowners Association
(With Copies of Attachments)

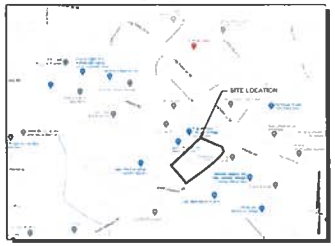
Branch Acquisition Company, LLC
(With Copies of Attachments)

EXHIBIT "A"





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	RNC (PERSONAL 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 CURBLINE / ROW)
MINOR SIDE SETBACK	15 FEET (10 FEET VARIANCE REQUESTED)
REAR SETBACK	30 FEET (15 FEET VARIANCE REQUESTED)
REQUIRED BUFFERS	25' SILVER COMET TRAIL BUFFER SETBACK ALONG PLANT ATKINSON ROAD
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	75 FEET
TOTAL IMPERVIOUS COVERAGE PROPOSED	2.62 ACRES (75%) (80% MAX ALLOWED)
RESIDENTIAL FLOOR AREA PROVIDED	315,000 SQ FT
RETAIL FLOOR AREA PROVIDED	6,500 SQ FT
MAX FLOOR AREA RATIO	N/A
RESIDENTIAL UNITS PROVIDED	250 UNITS (200 SF AVG/UNIT)
TOTAL SITE DENSITY PROVIDED	2.08 FAR
PARKING REQUIREMENTS	
MIN. RETAIL PARKING REQUIRED	64 SPACES (1 SP/ 1,000 SF)
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IMPERVIOUS COVER NOTE:

IMPERVIOUS COVERAGE IS BASED ON SITE AREA AT TIME OF ZONING

GEORGIA 811 www.Georgia811.com Know what's below. Call before you dig.

24 HOUR CONTACT:
JACK HAYLETT

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+
Planners & Engineers Collaborative +
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING & CONSTRUCTION + REAL ESTATE SERVICES
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
0*	03/13/2026	JP	TRAFFIC NOTES ADDED

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

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

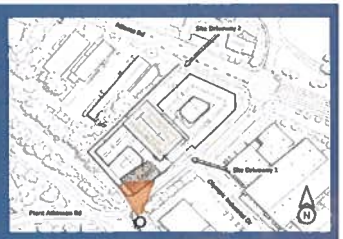
Z1
SHEET

01 | RENDERINGS

EXHIBIT "B"



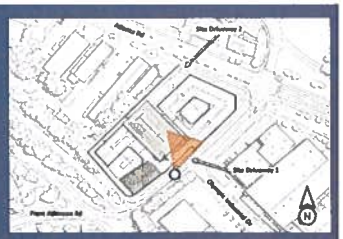
02 | RENDERINGS



SOUTHEAST CORNER AT PLANT ATKINSON RD

MARCH 25th 2026

03 | RENDERINGS



VIEW ALONG PLANT ATKINSON RD.

MARCH 25th 2026

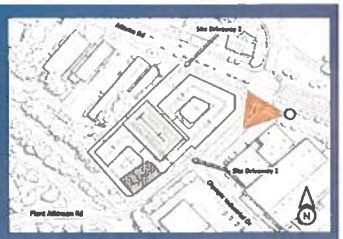
04 | RENDERINGS



NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25th 2026

05 | RENDERINGS



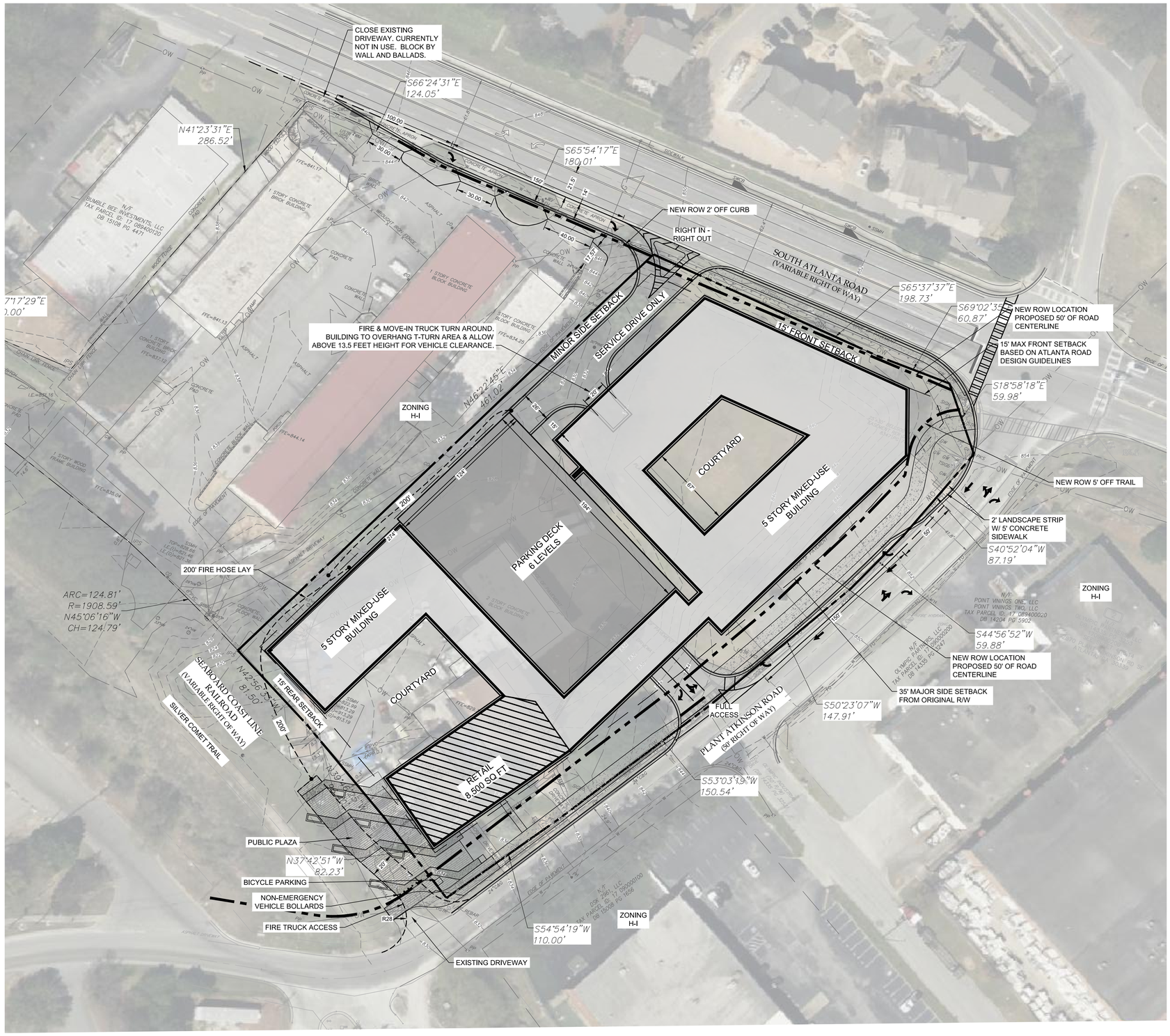
BRANCH

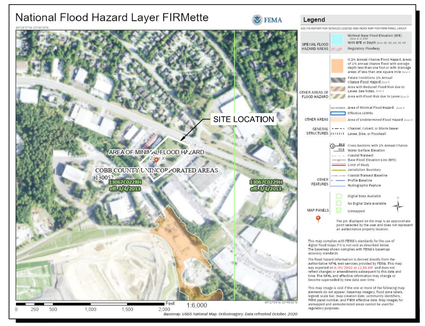
PRESTON

NORTHEAST CORNER AT ATLANTA RD & PLANT ATKINSON RD

MARCH 25, 2026

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative





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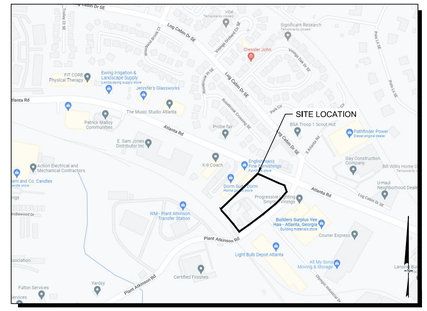

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FOR
BRANCH PROPERTIES

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	05/11/2026	JP	TRAFFIC NOTES ADDED

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GEORGIA REGISTERED No. 27197 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

J:\2021\21155\02\Da\Concepts & Exhibits\Drawings\21155.02-Site-Zone-B.dwg - JPrice - 5/11/2026 8:21 PM

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

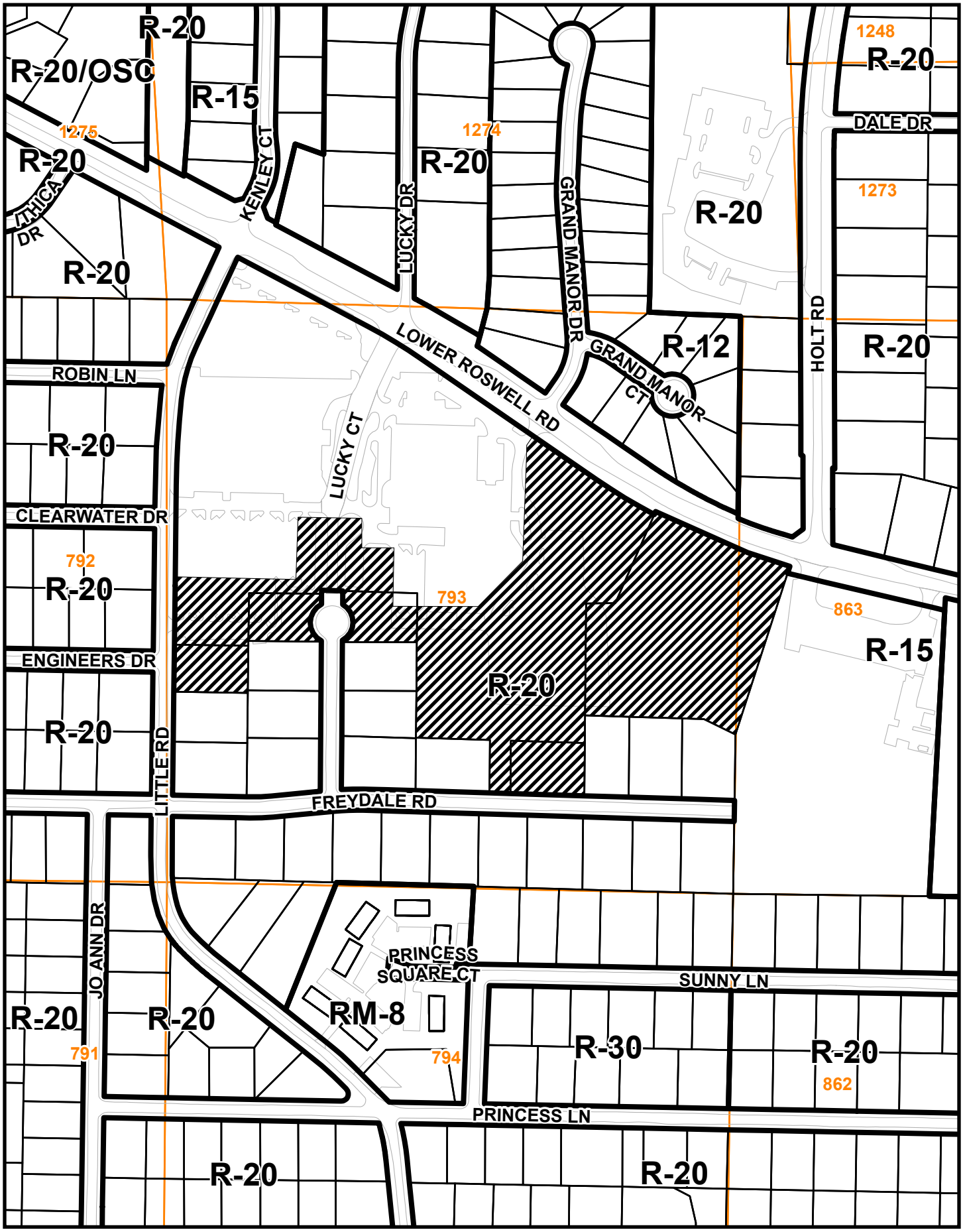
QUICK FACTS

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



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0 260 520 Feet

Zoning Boundary

City Boundary

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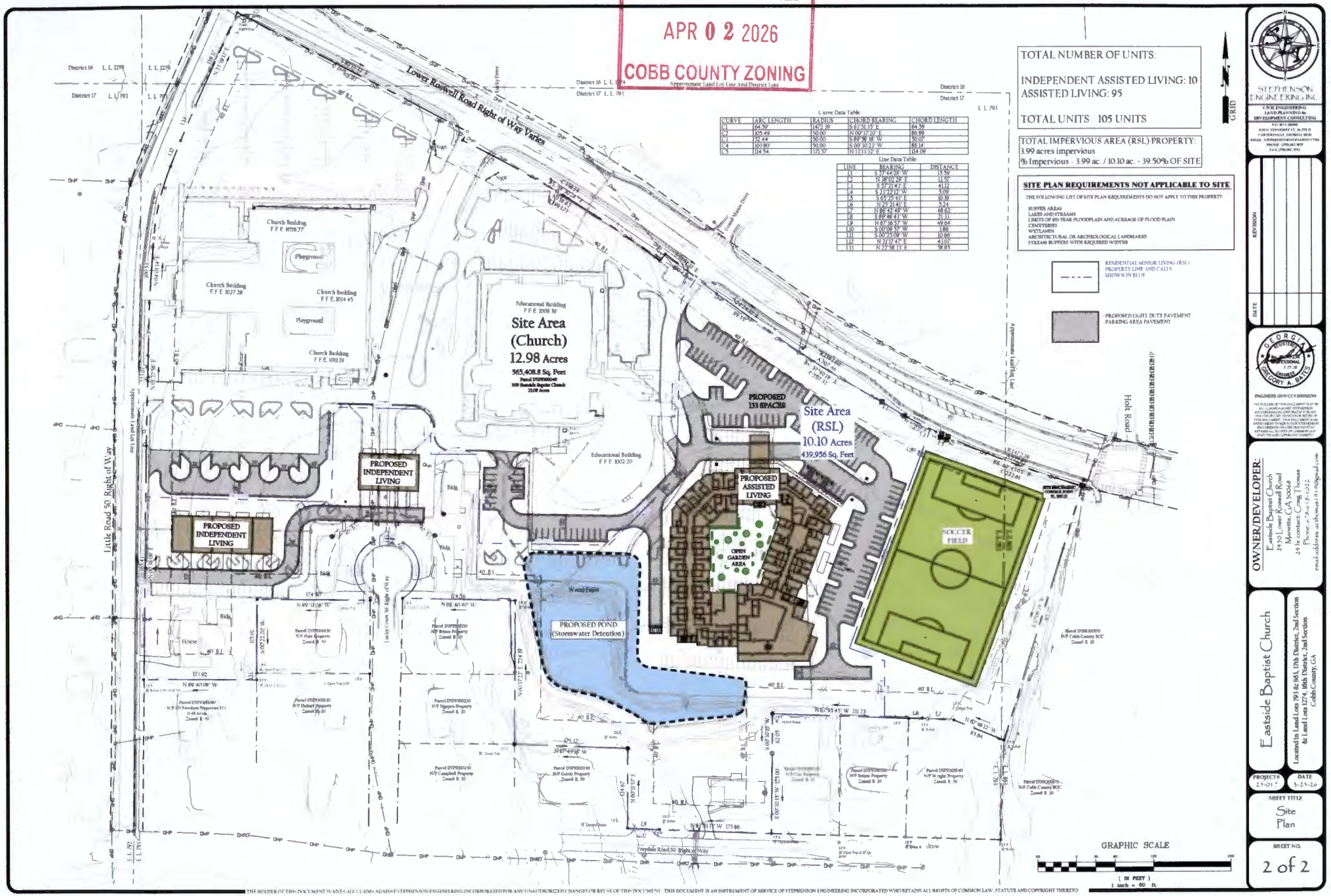
COBB COUNTY ZONING



Curve Data Table

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
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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	171.57	N 13°13'32" E	114.09

Line Data Table

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L4	S 21°22'12" 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

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, INC.
CIVIL ENGINEERING
LAND PLANNING &
DEVELOPMENT CONSULTING
P.O. BOX 20000
HIGH TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENGINEERING@YAHOO.COM
PHONE: (770) 382-3077
FAX: (770) 382-3742

REVISION

DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER GREGORY A. BATES

ENGINEER OSWCC # 0000[illegible]

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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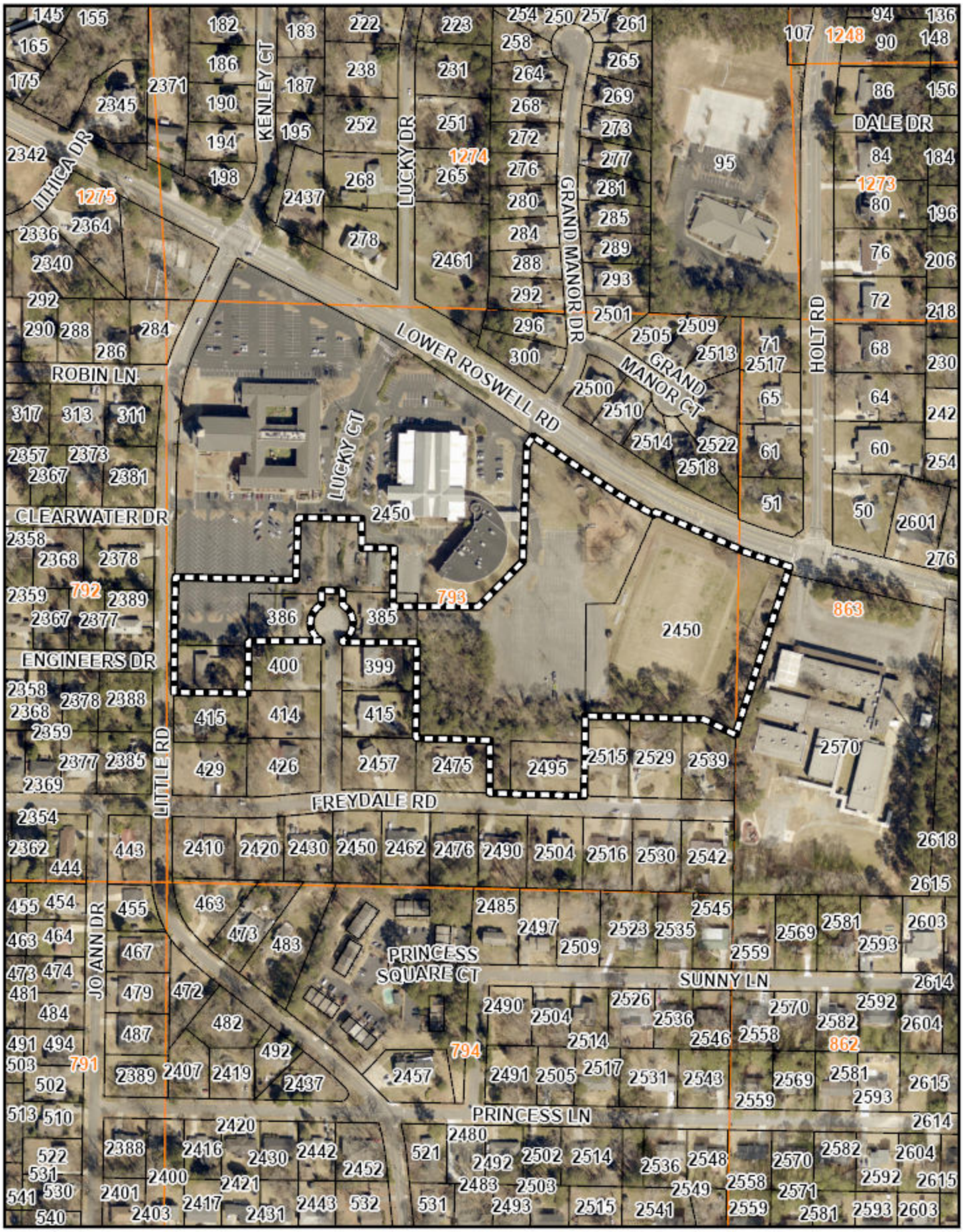

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0 260 520 Feet

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

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
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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.

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 201088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770)382-7877
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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2490 Lower Roswell Road
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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

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

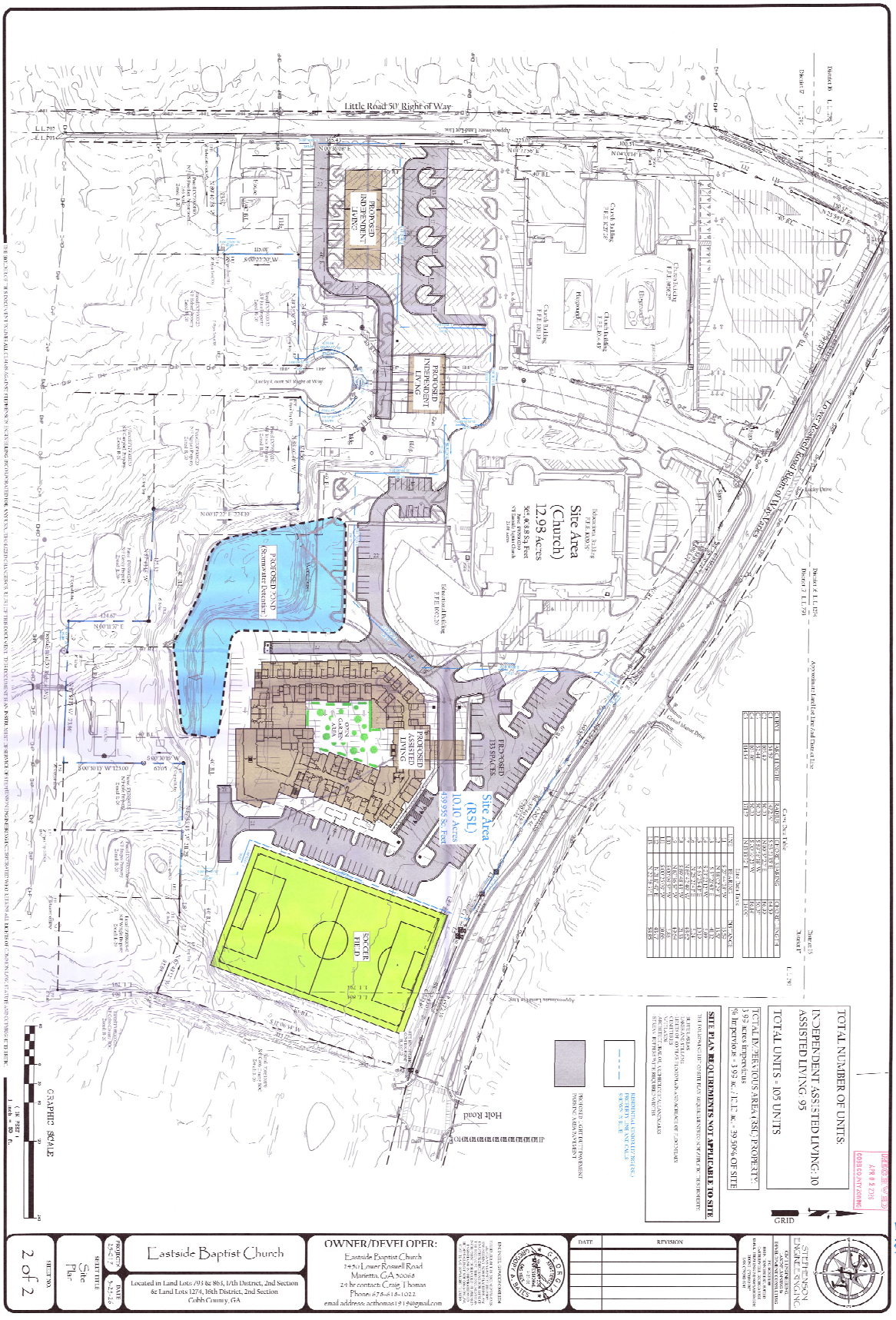
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	10.10
District	17
Land Lot	793, 863
Parcel #	17079300040 (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 ASSISTED LIVING
PROPOSED 153 SPACE RV
SOCCER FIELD
PROPOSED POND (Stormwater Detention)
Site Area (Church) 12.98 Acres
565,468 SF Feet
Site Area (RSL) 10.10 Acres
439,956 SF Feet
TOTAL NUMBER OF UNITS:
INDEPENDENT ASSISTED LIVING: 10
ASSISTED LIVING: 95
TOTAL UNITS - 105 UNITS
TOTAL IMPERVIOUS AREA (ASL PROPERTY)
3.92 acres impervious
% Impervious = 3.92 ac. / 10.1 ac. = 39.50% OF SITE
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
GRAPHIC SCALE
GRID
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Located in Land Lots 793 & 865, 1/th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Gwinnett County, GA
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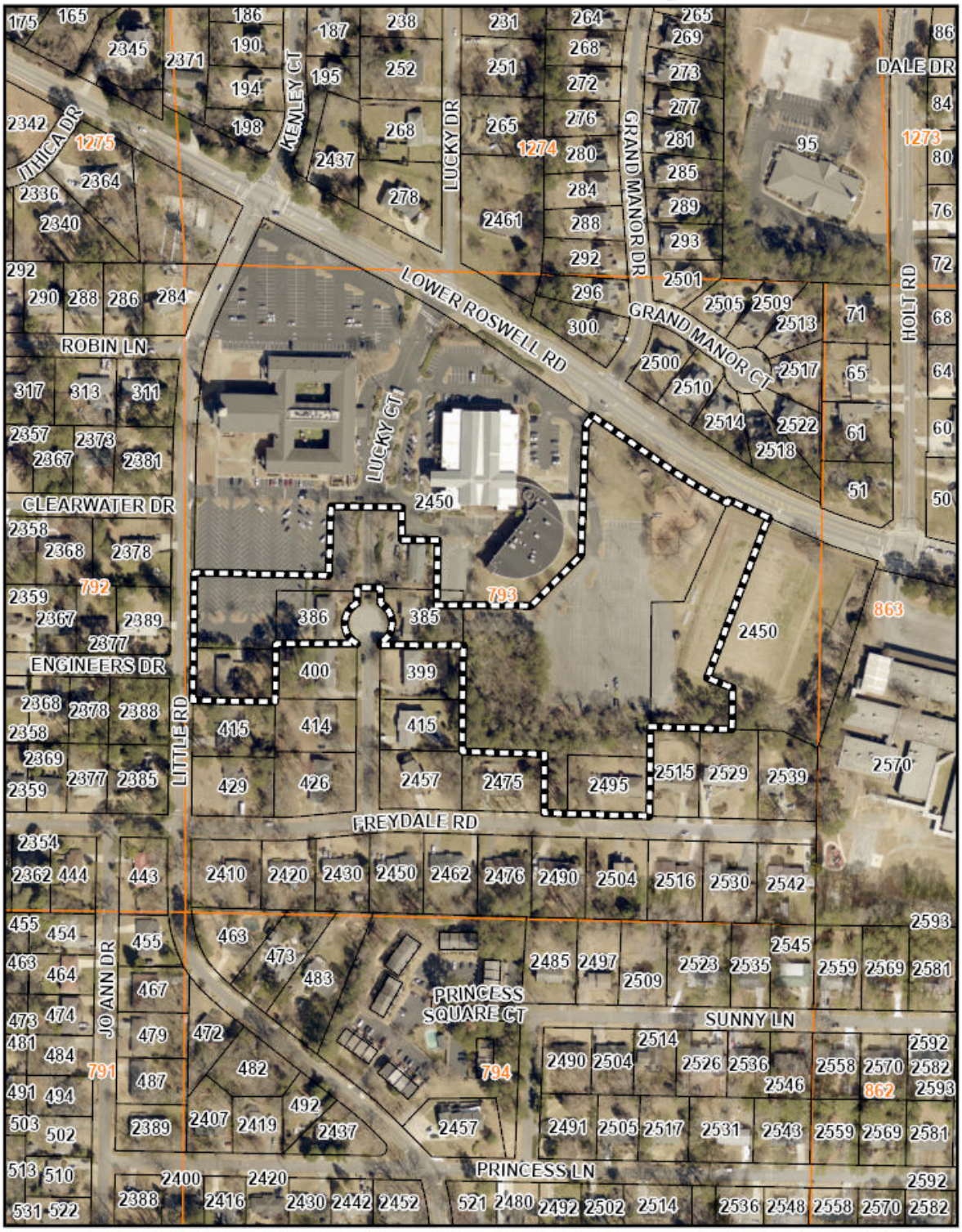


North

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

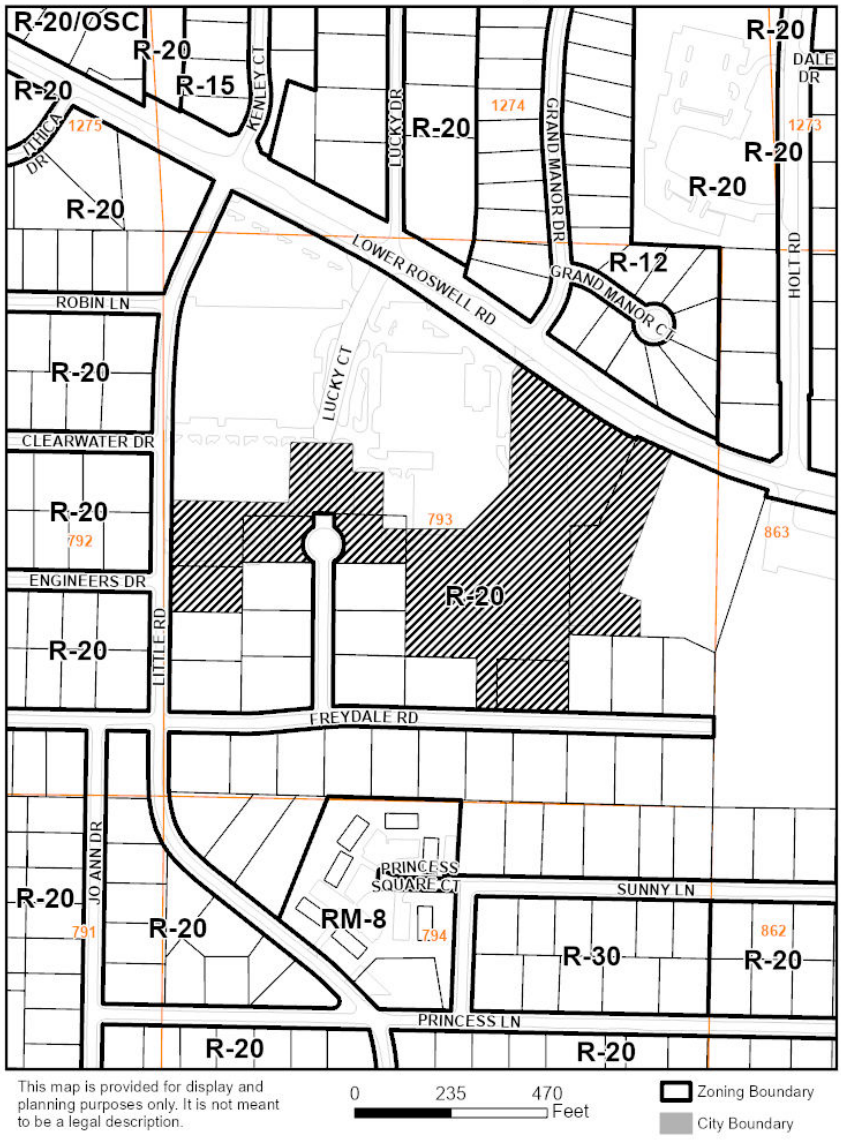
Future Land Use: PI, LDR

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.

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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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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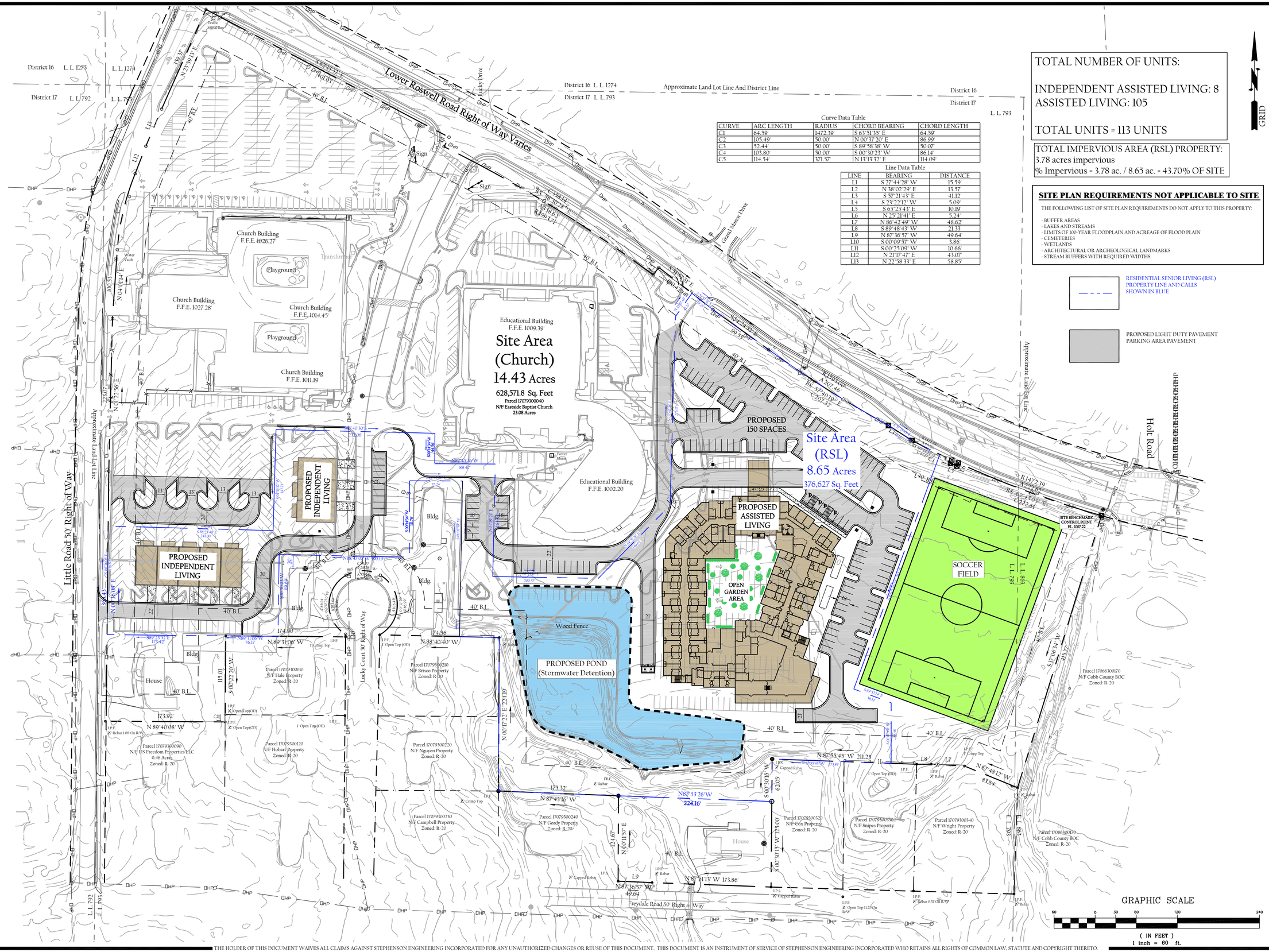
COBB COUNTY ZONING

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.



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

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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'

TOTAL NUMBER OF UNITS:

INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS

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

GRID

STEPHENSON ENGINEERING, INC.
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P.O. BOX 209088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE: (770) 382-7977
FAX: (770) 382- 3742

REVISION

DATE

GEORGIA REGISTERED No. PE0017235 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.

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PROPOSED LIGHT DUTY PAVEMENT
PARKING AREA PAVEMENT

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

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3.78 acres impervious
% Impervious = 3.78 ac. / 8.65 ac. = 43.70% OF SITE

TOTAL NUMBER OF UNITS:

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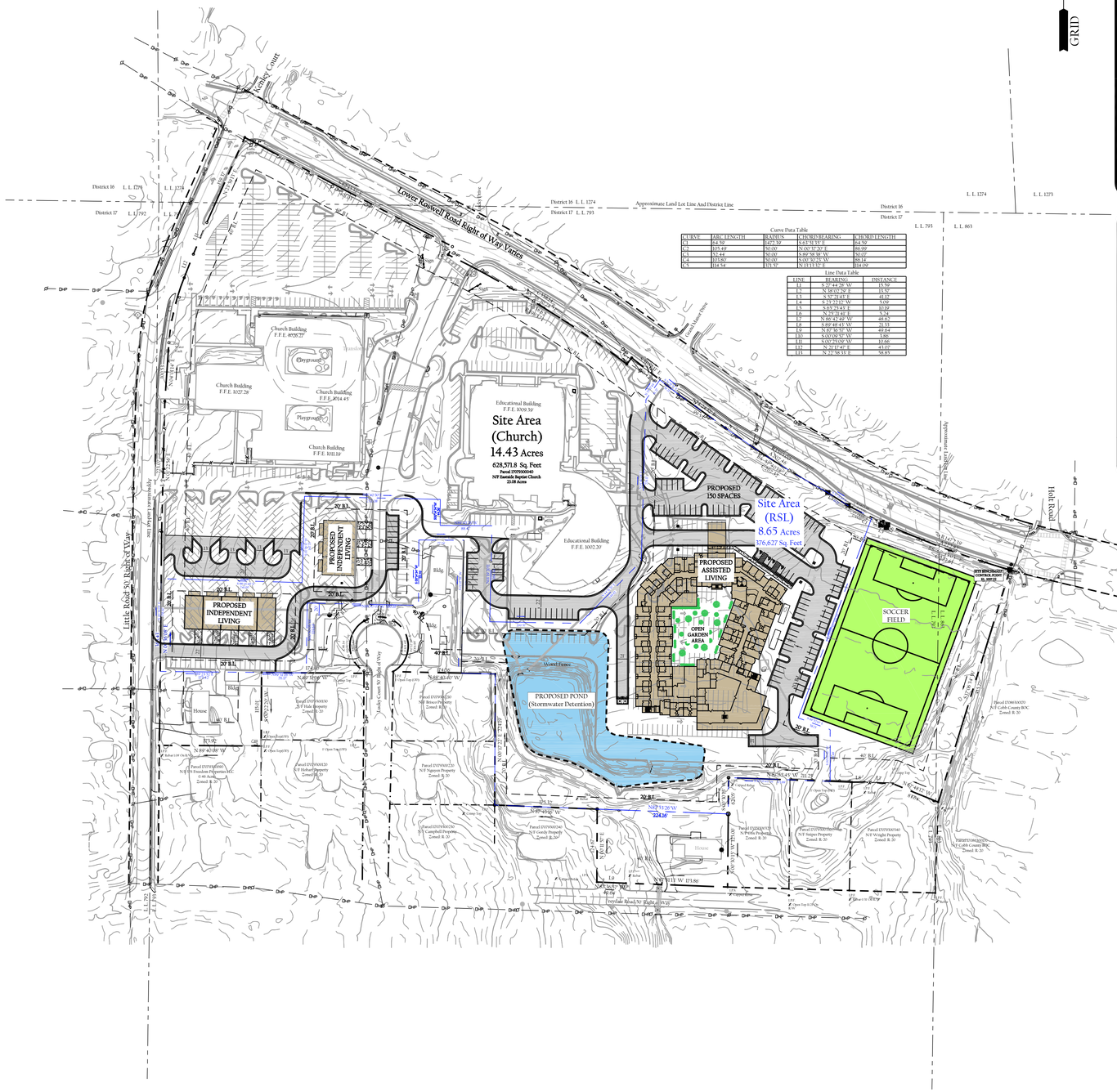
ASSISTED LIVING: 95

TOTAL UNITS = 113 UNITS

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



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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 200388 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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FAX: (770)382-3742

REVISION

DATE

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

ENGINEER GSWCC# 0000111704

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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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PROJECT# 25-017 | DATE 5-27-26

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
Access to Property	Lower Roswell Road, Little Road, Freydale Road, Lucky Court

QUICK FACTS

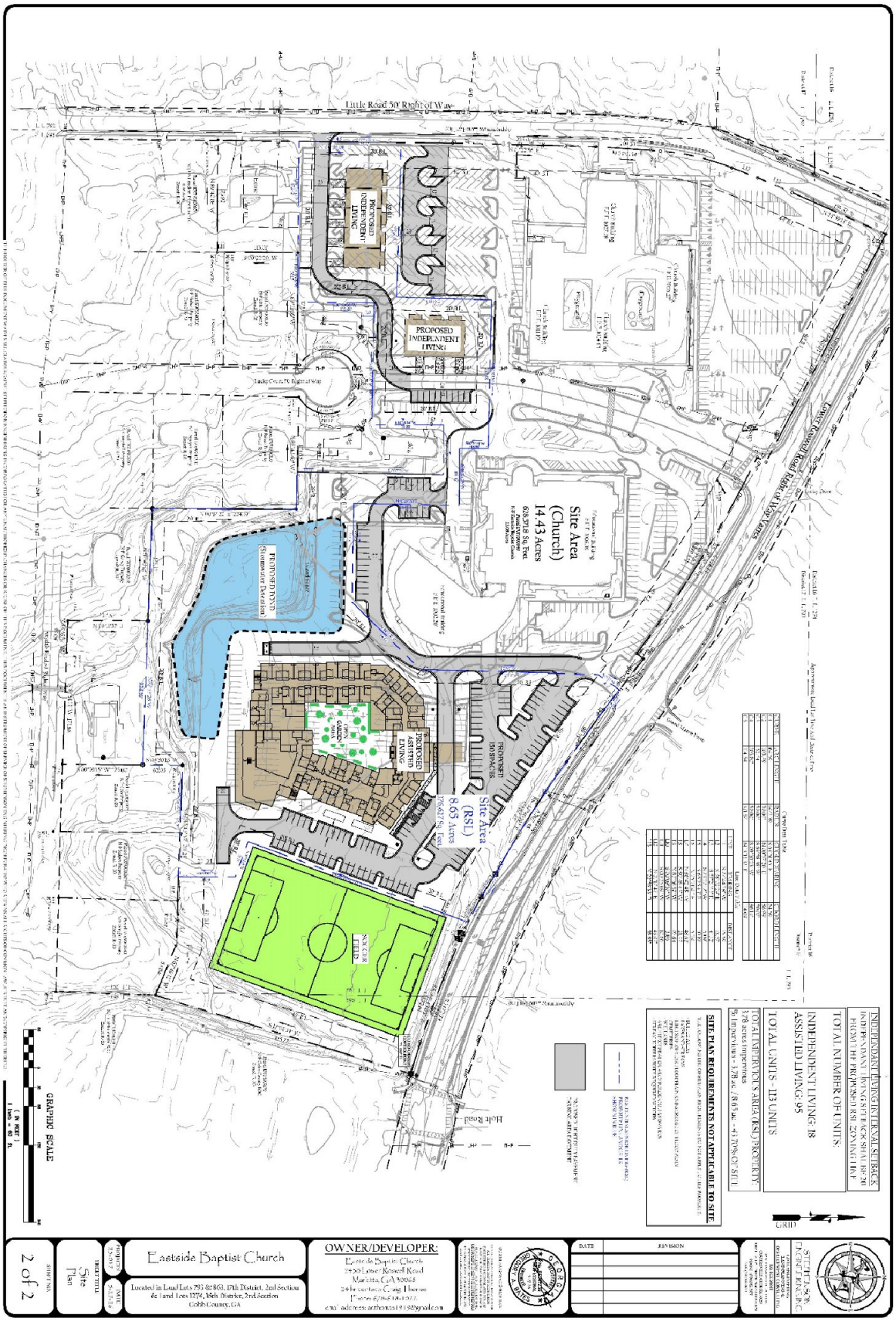
Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Church property and single-family residences
Proposed Zoning	RSL
Proposed Use	Supportive and nonsupportive residential senior living
Future Land Use	PI, LDR
Site Acreage	8.65
District	17
Land Lot	793, 863
Parcel #	17079300040 (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)
OPEN GARDEN
PROPOSED ASSISTED LIVING
PROPOSED 150 SPACES
Site Area (RSL) 8.65 Acres
SOCCER FIELD
Holt Road
GRAPHIC SCALE
GRID
INDEPENDENT LIVING INTERNAL SETBACK
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OWNER/DEVELOPER:
Site Plan
2 of 2

Z-22 2026 Aerial Map



North

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

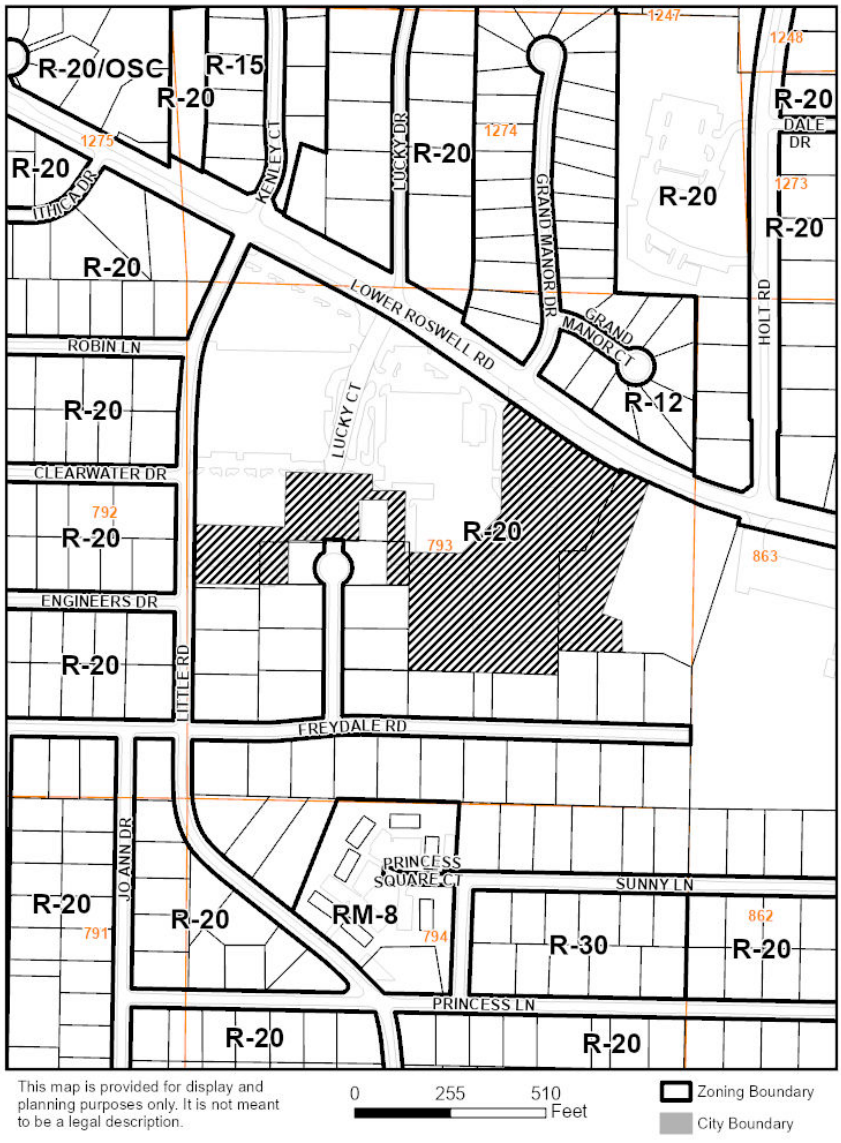
Future Land Use: PI, LDR

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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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.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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FAIRFIELD, NEW JERSEY
165 PASSAIC AVENUE
SUITE 205
FAIRFIELD, NEW JERSEY 07004
TELEPHONE 201-602-4082

May 26, 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-22 (2026)
Applicant: The Haven at Eastside, Incorporated
Property Owner: Eastside Baptist Church, Inc.
Property: 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent The Haven at Eastside, Incorporated, the Applicant (hereinafter referred to as "Applicant"), and Eastside Baptist Church, Inc., the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in this Application for Rezoning with regard to an amended total tract of 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, located in Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia (hereinafter collectively referred to as the "Property" or the "Subject Property"). After meetings and communications with Planning and Zoning Staff and various Cobb County Departmental Representatives, ongoing meetings and discussions with area residents and homeowner representatives, and reviewing the Departmental Comments and Staff

Recommendations and 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 zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

AMENDMENT TO APPLICATION FOR REZONING
FILED ON APRIL 2, 2026

(1) Applicant deletes the property denoted as Cobb County Tax Parcel No. 17079300310, being more particularly identified as 2495 Freydale Road, from the original Application for Rezoning filed on April 2, 2026;

(2) Applicant further deletes a portion of the property located within Cobb County Tax Parcel No. 17079300040, and within property located at 2450 Lower Roswell Road, located immediately adjacent to 2495 Freydale Road and having approximately 47.2 feet of frontage on Freydale Road, from the original Application for Rezoning filed on April 2, 2026;

(3) Applicant further amends the overall acreage of the Property to be rezoned from 10.10 acres, as shown in the original Application for Rezoning filed on April 2, 2026, to 8.65 acres as shown on the revised Site Plan submitted herewith;

(4) Applicant submits an amended Legal Description reflecting the revised acreage of 8.65 acres; and

(5) Submitted is the revised Site Plan consisting of two sheets, prepared for Applicant by Stephenson Engineering, Inc., dated March 25, 2026, for the proposed Residential Senior Living (assisted and independent) with regard to the Amended Application for Rezoning. The revised Preliminary Site Plan reflects development pursuant to the amendments set forth above and supersedes the Site Plan submitted with the original Application for Rezoning on April 2, 2026.

(6) The balance and remainder of the original, pending Application for Rezoning filed on April 2, 2026, is unchanged by the amendments requested above.

STIPULATIONS APPLICABLE TO PROPOSED DEVELOPMENT

(1) Rezoning of the Subject Property shall be from the existing zoning category of R-20 to the proposed zoning category of Residential Senior Living ("RSL") (both independent and assisted living), with reference to the revised Site Plan prepared for Applicant by Stephenson Engineering, Inc., dated March 25, 2026, and filed contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan, consisting of two sheets, is attached collectively as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property consists of approximately 8.65 acres of site area and shall be developed for a residential senior living community, including independent and assisted living facilities.

(3) The main senior living structure shall consist of a maximum of one hundred five (105) units, as follows:

(a)	Independent Living:	10 units;
(b)	Assisted Living:	95 units.

(4) There shall also be a maximum of eight (8) independent living cottages, separate from the main senior living facility, as more particularly shown and reflected on the referenced, revised Site Plan.

(5) The main entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the senior residential building and cottages. Any signage lighting shall be low-level, and shall not contain any flashing, glaring, LED, or automation components. Any signage lighting shall be turned off between the hours of 10:00 p.m. to 8:00 a.m. daily.

(6) The entrance areas, together with all islands and planted areas, park area, plaza areas, and streetscape areas along Lower Roswell Road and Little Road will be professionally designed, landscaped, and maintained, and shall be incorporated into the overall Landscape Plan to be presented to the Cobb County Arborist for final approval.

(7) There shall be no vehicles of any type parked on any road frontage of the proposed facilities containing identification signage or advertising signage. Additionally, there shall be no vehicles parked on or along any road frontages of the facilities with "for sale" signs, or any type of advertising or solicitation signage posted thereon.

(8) The dumpsters servicing the proposed senior living community shall be enclosed within a minimum six (6) foot high enclosure on three sides with a solid wooden screen gate or doors on the access side. All dumpsters shall contain rubber lids to minimize noise.

(9) Dumpsters may only be emptied Monday through Friday from between the hours of 8:00 a.m. and 6:00 p.m.

(10) Applicant agrees there shall be no outside storage at either the main senior living facility or the independent living cottages.

(11) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line, with all downlighting limited to no more than twenty (20) feet. Any light poles used in parking areas shall not exceed eight (8) feet in height.

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

(13) There shall be no parking of construction vehicles or equipment of any kind along public streets surrounding or in close proximity to the Subject Property. There shall be no stacking of construction trucks on or along Lower Roswell Road, Little Road, Lucky Court, or Freydale Road. All construction trucks, equipment, and employee subcontractor vehicles shall be kept on Applicant's property at all times.

(14) Demolition, development, and construction hours for the project shall be limited to the following:

(a) 7:00 a.m. to 8:00 p.m. - Monday – Friday,

(b) 9:00 a.m. to 6:00 p.m. - Saturday; and

(c) No work will be permitted on Sunday unless approved by the District Commissioner.

(15) Applicant agrees that a truck/vehicle tire washing station will be provided at all exits from the Property during development and construction of the project.

(16) Applicant agrees grounds, including buffers, grass, irrigation, and fencing, will be landscaped and maintained by the Owner at all times and dead plants and/or trees will be replaced with new ones in a timely manner.

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

(18) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.

(19) Applicant agrees to the Cobb County Department of Transportation Comments and Recommendations.

(20) Minor modifications to the within stipulations, the revised Site Plan, lighting, signage, landscaping, 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.

(21) The above stipulations shall bind the Subject Property and the Applicant, and any other future or potential developer of the Subject Property; however, in the event development (defined as the issuance of a Land Disturbance Permit) has not commenced within sixty (60) months of the final rezoning, the zoning category shall revert to its existing R-20 zoning classification.

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 area and existing neighborhoods and residents surrounding the proposed development. The proposed senior living community shall be a quality development in every respect and shall provide a much-needed and sought-after service to residents of Cobb County. Applicant has made many concessions to minimize any impact on the surrounding residents and neighborhoods and to have the proposed senior living facility compatible with surrounding neighborhoods and an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

[Balance of page 6 left intentionally blank]

[Signature contained on page 7]

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

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

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

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

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

Ric Grome, President
East Cobb Civic Association, Inc.
(With Copy of Attachment)

The Haven at Eastside, Incorporated
(With Copy of Attachment)

EXHIBIT "A"

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

GEORGIA 811 CONTACT 811 BEFORE YOU DIG
811 or 1-800-282-7411
It's The Law !

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

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

***** CAUTION *****

SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE

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

FLOOD HAZARD
LAKES AND STREAMS
LIMITS OF 100 YEAR FLOODPLAIN AND ACREAGE OF FLOODPLAIN
CEMETERIES
WETLANDS
HISTORIC SITES OR ARCHEOLOGICAL LANDMARKS
THE BUFFER REQUIREMENTS

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 ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS



SITE DATA:

OWNER/DEVELOPER:	EASTSIDE BAPTIST CHURCH 2500 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 280093 CARTERSVILLE, GEORGIA 30120 PHONE 770-547-7177 EMAIL: stephensonengr@yahoo.com
BOUNDARY SURVEYOR:	SOUTH GEORGIA SURVEYING 261 LEWIS BOYD DR CALHOUN, GEORGIA 30701 PHONE 706.625.3046 EMAIL: [illegible]
TOPOGRAPHIC INFORMATION:	SOUTH GEORGIA SURVEYING 261 LEWIS BOYD DR CALHOUN, GEORGIA 30701 PHONE 706.625.3046 EMAIL: [illegible]
SITE AREA:	±23.08 AC ±/- (±18.43 AC ±/- (Church) + ±4.65 AC ±/- (RSL))
CURRENT ZONING:	R-30
PROPOSED ZONING:	R-30 FOR PORTION OF THE PROPERTY TO BE REZONED TO RESIDENTIAL SENIOR LIVING
FLOOD NOTE:	THIS FACTOR WAS DETERMINED FROM FIRM PANEL 13067C0139H, EFFECTIVE DATE 12/16/2008 FOR UNINCORPORATED COBB COUNTY, GEORGIA.



LOCATION MAP

SHEET INDEX

1	Overall Site Plan
2	Details

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE FOR STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO

STEPHENSON ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING &
DEVELOPMENT CONSULTING
P.O. BOX 280093
CARTERSVILLE, GEORGIA 30120
PHONE: (770)547-7177
FAX: (770)382-3742

REVISION | DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER GREGORY A. BATES

OWNER/DEVELOPER:
Eastside Baptist Church
2500 Lower Roswell Road
Marietta, GA 30068
24 hr contact: Craig Thomas
Phone: 678-618-1022
email address: acthomas1919@gmail.com

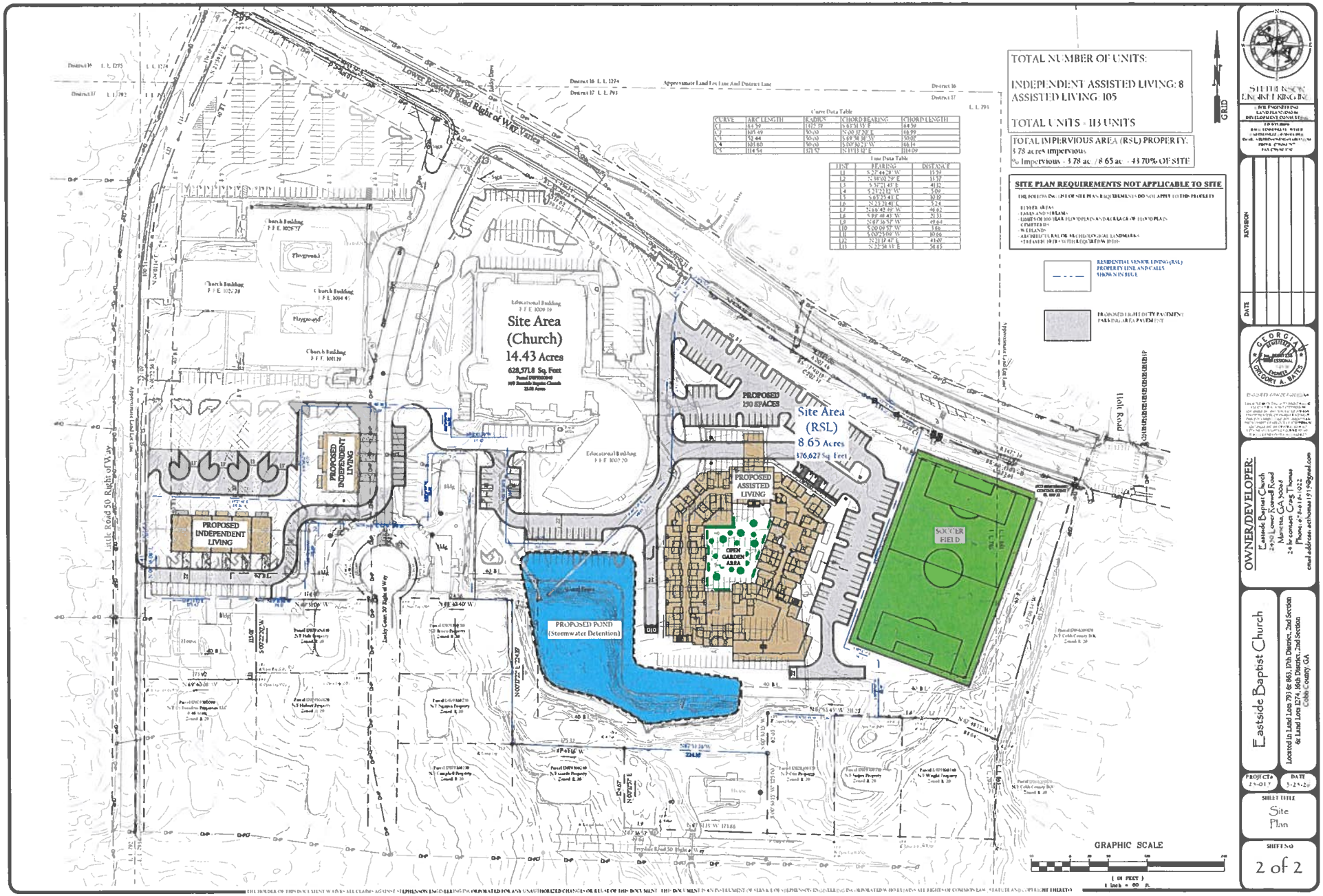
Eastside Baptist Church

Located in Land Lots 791 & 863, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section
Cobb County, GA

PROJECT # 21-017 | DATE 3-24-22

SHEET TITLE: Overall Site Plan

SHEET NO: 1 of 2


TOTAL NUMBER OF UNITS:
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ASSISTED LIVING: 105
TOTAL UNITS - 113 UNITS
TOTAL IMPERVIOUS AREA (RSL) PROPERTY:
3.78 acres impervious
% Impervious - 3.78 ac. / 8.65 ac. - 43.70% OF SITE
SITE PLAN REQUIREMENTS NOT APPLICABLE TO SITE
Site Area (Church)
14.43 Acres
628,571.8 Sq. Feet
Site Area (RSL)
8.65 Acres
376,627 Sq. Feet
PROPOSED 150 SPACES
PROPOSED ASSISTED LIVING
PROPOSED INDEPENDENT LIVING
PROPOSED INDEPENDENT LIVING
OPEN GARDEN AREA
SOCCER FIELD
PROPOSED POND (Stormwater Detention)
Lower Roswell Road Right of Way Varies
Little Road 50 Right of Way
Holt Road
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
STEPHENSON ENGINEERING INC
OWNER/DEVELOPER:
Eastside Baptist Church
Located in Land Lots 793 & 863, 17th District, 2nd Section
& Land Lots 1274, 16th District, 2nd Section
Cobb County, GA
PROJECT#
DATE
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Site Plan
SHEET NO
2 of 2

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

GEORGIA811 www.Georgia811.com

CONTACT 811 BEFORE YOU DIG
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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

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3.78 acres impervious
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INDEPENDENT ASSISTED LIVING: 8
ASSISTED LIVING: 105

TOTAL UNITS = 113 UNITS





LOCATION MAP

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.

SHEET INDEX

1	Overall Site Plan
2	Site Plan

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

STEPHENSON ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT CONSULTING
P.O. BOX 200088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
PHONE - (770) 382-7877
FAX: (770) 382- 3742

REVISION

DATE

GEORGIA REGISTERED No. PE007235 PROFESSIONAL 3-25-26 ENGINEER GREGORY A. BATES

ENGINEER GSWCC# 0000111704

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST STEPHENSON ENGINEERING INCORPORATED FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF STEPHENSON ENGINEERING INCORPORATED WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THERETO.

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

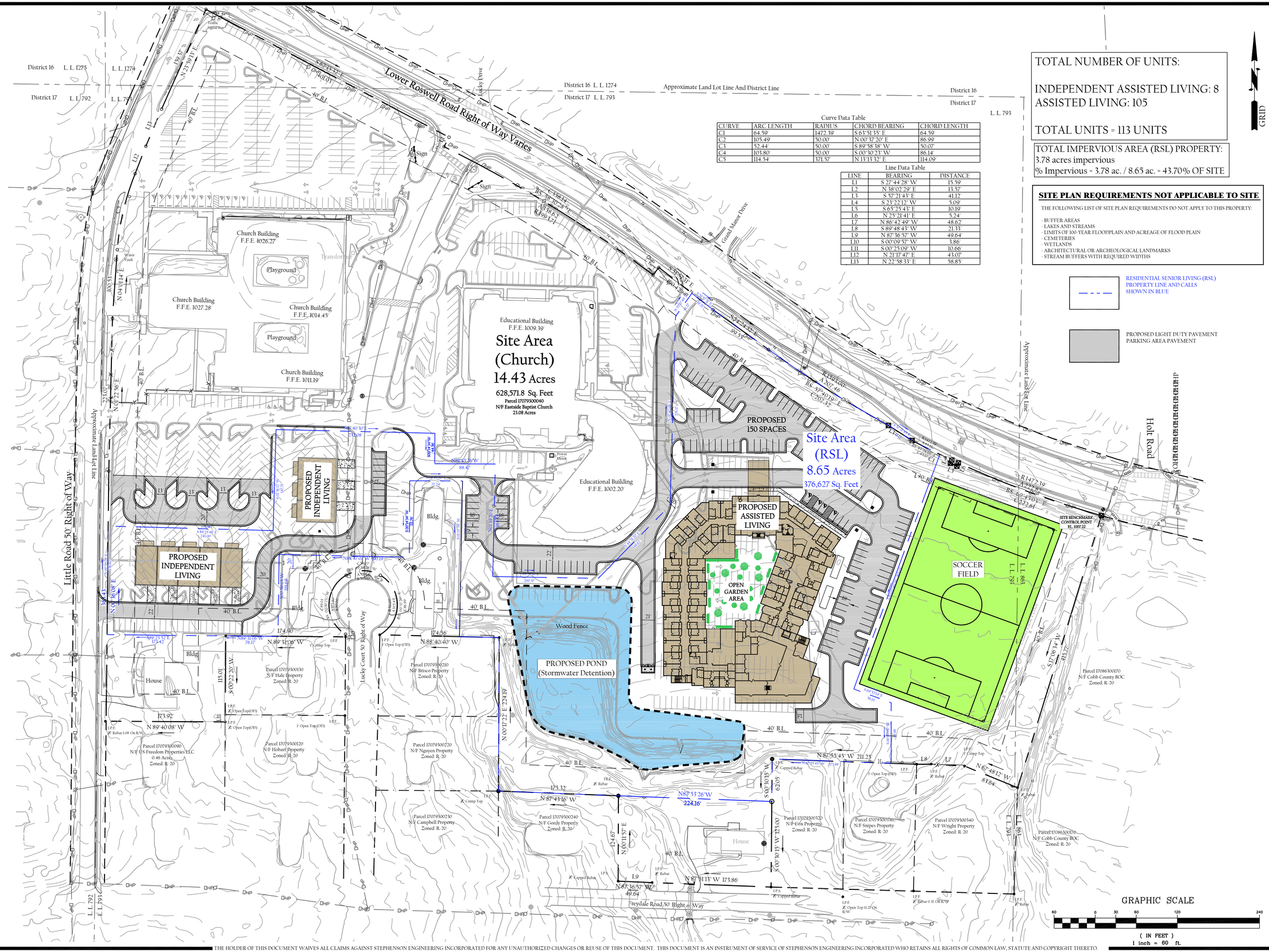
Located in Land Lots 793 & 865, 17th District, 2nd Section & Land Lots 1274, 16th District, 2nd Section Cobb County, GA

PROJECT# 25-017

DATE 3-25-26

SHEET TITLE
Overall Site Plan

SHEET NO.
1 of 2



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- 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

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P.O. BOX 209088
1130 N. TENNESSEE ST., SUITE D
CARTERSVILLE, GEORGIA 30120
EMAIL: STEPHENSONENG@YAHOO.COM
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Site Plan

SHEET NO.
2 of 2

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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

June 25, 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-22 (2026)
Applicant: The Haven at Eastside, Incorporated
Property Owner: Eastside Baptist Church, Inc.
Property: 8.65 acres, more or less, located along a portion of the southwesterly side of Lower Roswell Road, along a portion of the easterly side of Little Road, and the terminus of Lucky Court, being a portion of 2450 Lower Roswell Road, unnumbered Little Road, and 385 and 386 Lucky Court, Land Lot 793, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, The Haven at Eastside, Incorporated (hereinafter "Applicant"), and Eastside Baptist Church, Inc., 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 July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time necessary to conduct a traffic study requested by community members and coordinate with Cobb County Department of Transportation; as well as evaluate comments received from a recent community meeting. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 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

Ric Grome, President
East Cobb Civic Association, Inc.

The Haven at Eastside, Incorporated

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

Applicant	Tasha Tolbert and Alicia Steel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Tasha Tolbert
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2591 Morgan Road, LLC
Property Location	Located on the west side of Morgan Road directly across from Green Meadow Drive and south of Ramblewood Drive
Address	2591 Morgan Road
Access to Property	Morgan Road

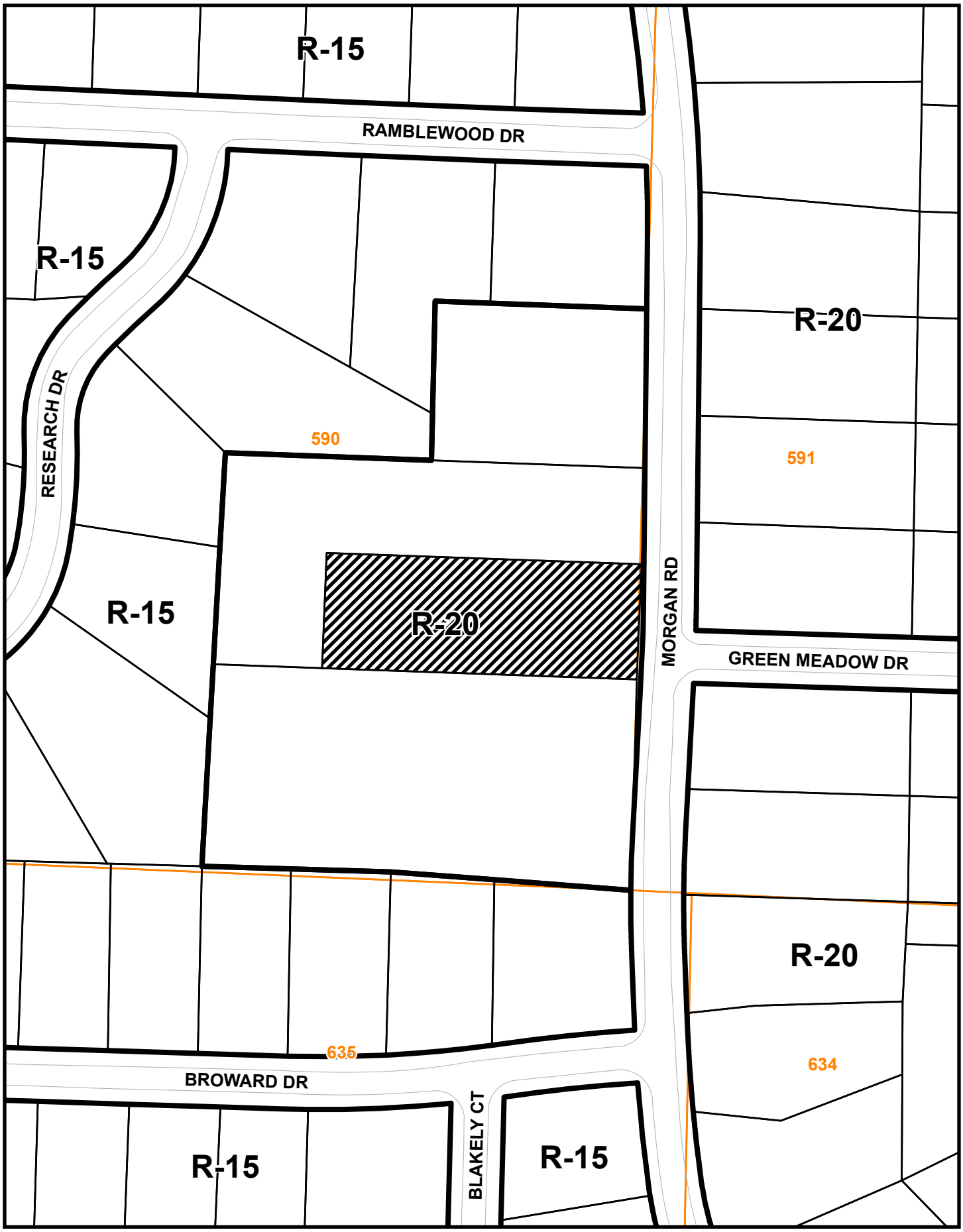
QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Group home
Proposed Use	To allow more patients than the Code allows
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-6 2026 Map



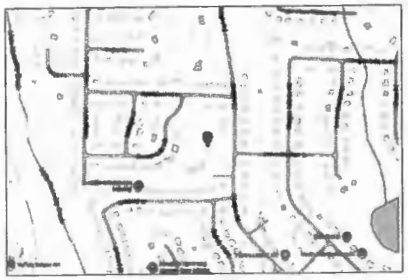
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 105 210 Feet

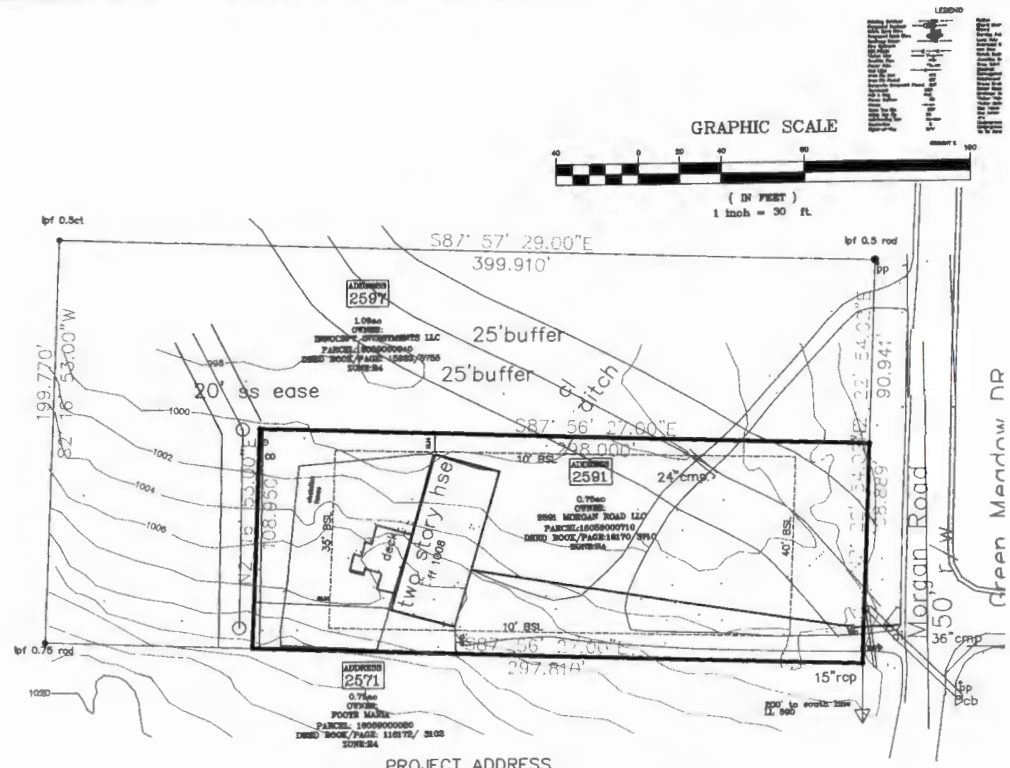
Zoning Boundary

City Boundary

THIS BLOCK RESERVED FOR CLERK OF COURT



VICINITY MAP



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

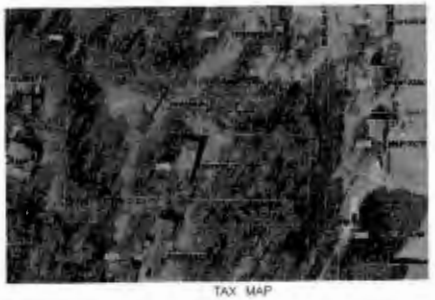
SURVEYOR CERTIFICATION:
This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel(s) are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor Certifies that this plat complies with the Minimum Technical Standards for Property Surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Surveyor: J. Wayne Proctor, No. 2847 Jayne Proctor

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 288,276.54 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 288,276.54 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 Inc 1st778
J. WAYNE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
(770)428-6880

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

LUP-6 2026 Aerial Map



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

0 105 210 Feet

Zoning Boundary

City Boundary

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

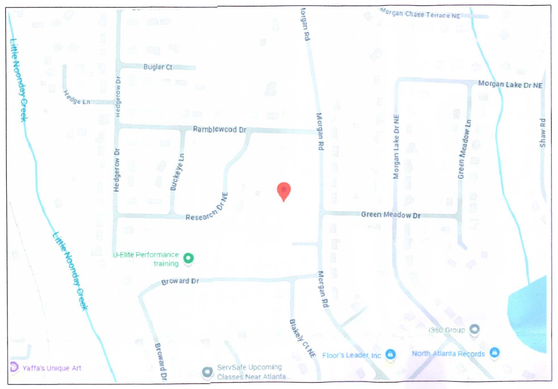
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
3. **Days of operation?** Monday - Sunday (daily)
4. **Hours of operation?** open 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

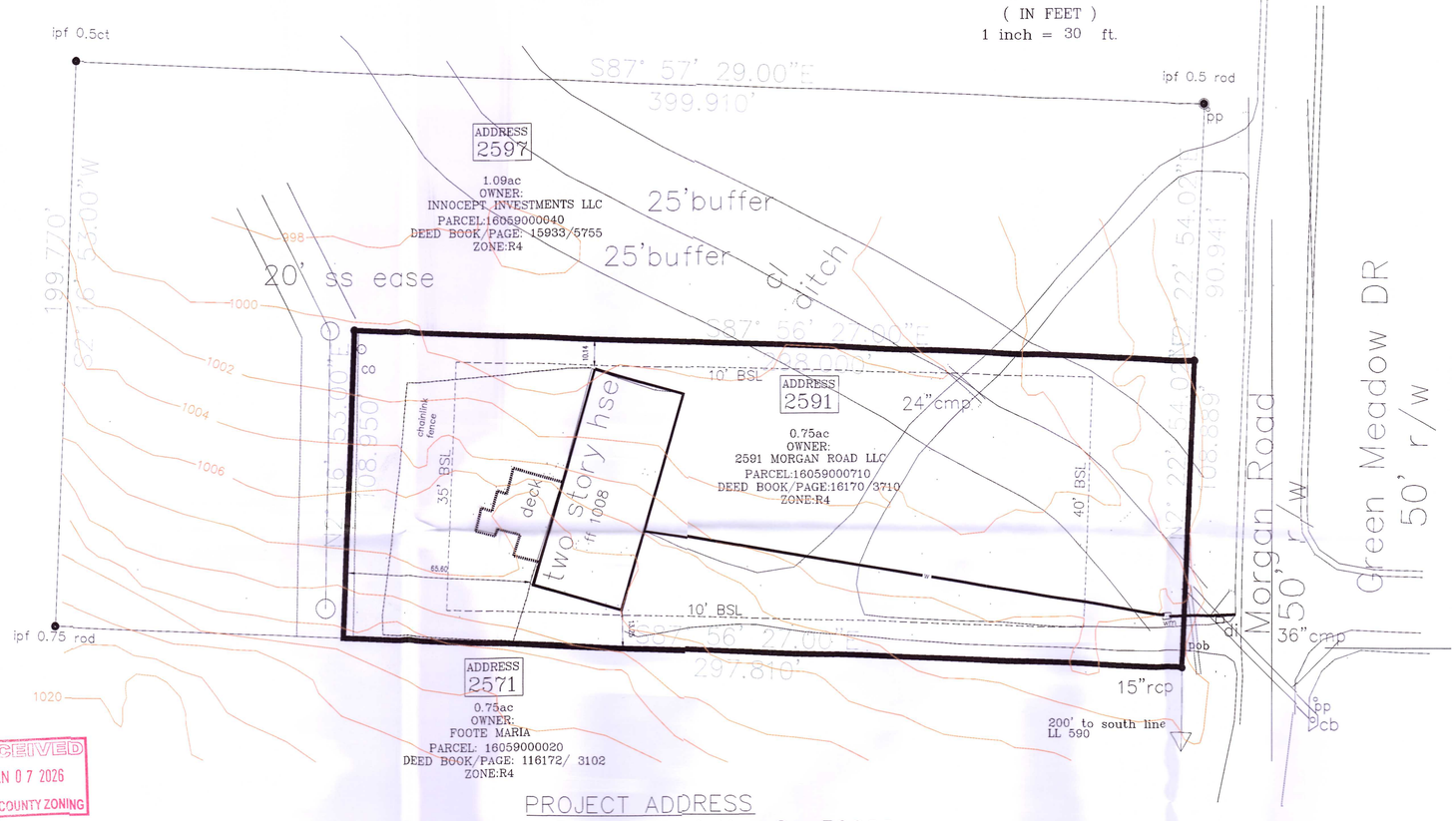
Existing Contour	~~~990~~~	Radius	R
Proposed Contour	990	Chord Bearing	CB
Exist. Spot Elev.	998.6	Chord	C
Proposed Spot Elev.	998.6	Service Pole	SP
Sanitary Sewer	SS	Lamp Pole	LPL
Fire Hydrant		Overhead Utility Line	OHUL
Silt Fence	X	Man Hole	MH
Water Line	W	Catch Basin	CB
Traffic Flow	≠≠≠	Junction Box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

ACME AMERICAN, L.L.C.
707 Whitlock Ave., S.W. Suite H-12, Marietta, Georgia 30064
Architects, Construction Managers, Engineers
voice (770) 425-6890 - fax (770) 425-5777

PROJECT# 20210902

TITLE: proposed Survey forMorgan RoadLLC
PROJECT: LL 590 16TH DISTRICT
Cobb County Georgia

GEORGIA REGISTERED No. 2847 PROFESSIONAL ENGINEER J. W. PROCTOR
date: 01-1-26

seal
GEORGIA REGISTERED No. 2847 PROFESSIONAL LAND SURVEYOR J. W. PROCTOR
010126

revisions:

date: 01-24-24
dwg. by: PCW
chkd. by: JWP

sheet: S-1

L-P-6

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-6-2026

SITE BACKGROUND

Applicant	Tasha Tolbert and Alicia Steel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Tasha Tolbert
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	2591 Morgan Road, LLC
Property Location	Located on the west side of Morgan Road, south of Ramblewood Drive
Address	2591 Morgan Road
Access to Property	Morgan Road

QUICK FACTS

Commission District	3 - Birrell
Current Zoning	R-20
Current Use of Property	Group home
Proposed Use	Increase capacity of a group home from 4 residents to 8 residents
Future Land Use	LDR
Site Acreage	0.75
District	16
Land Lot	590
Parcel #	16059000710
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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

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

LUP-6 2026 Aerial Map

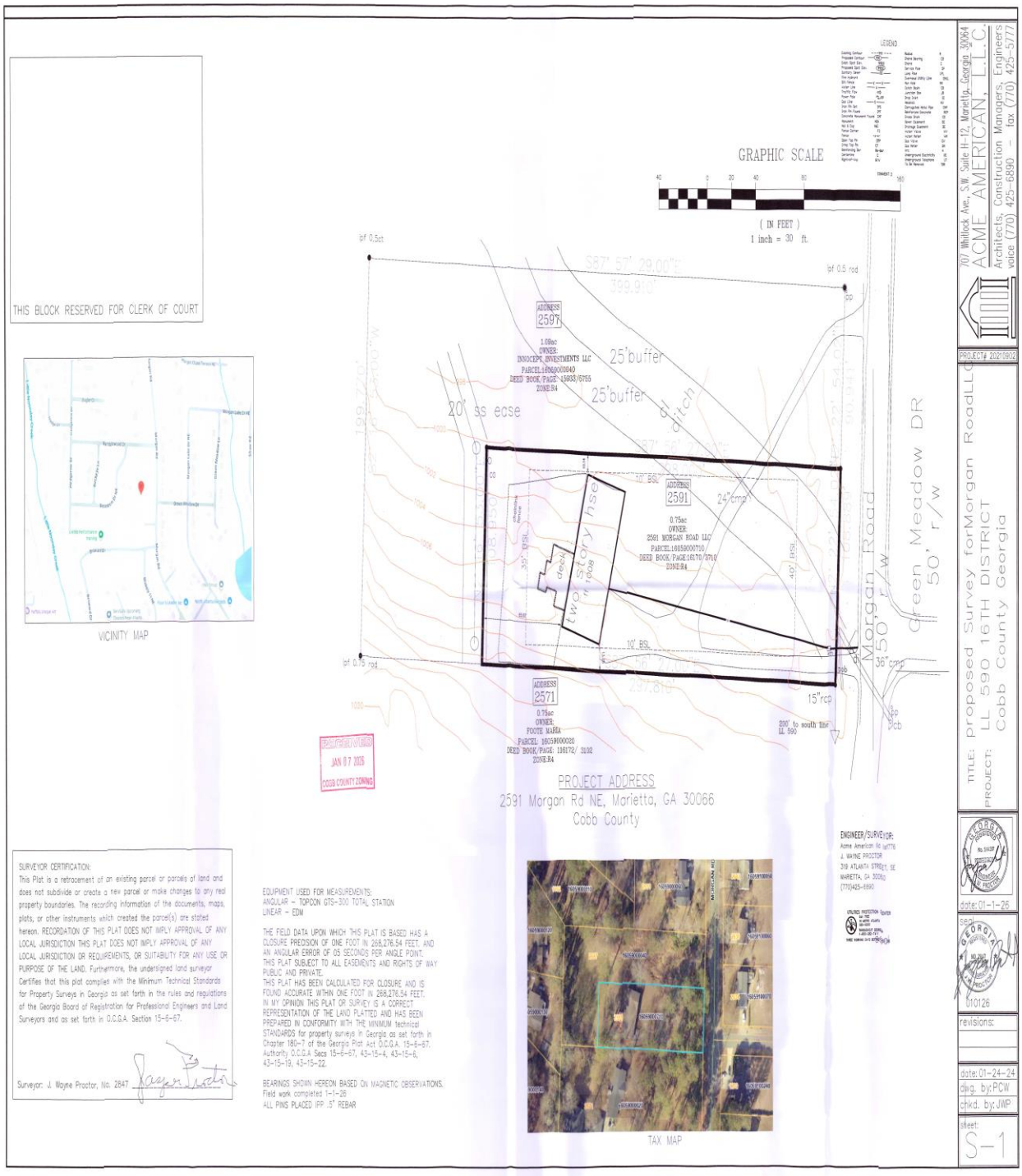


This map is provided for display and planning purposes only. It is not meant to be a legal description.

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:
INNOCEPT INVESTMENTS LLC
PARCEL:16059000040
DEED BOOK/PAGE:15933/6755
ZONE:R4
25'buffer
25'buffer
20' ss ecse
ADDRESS 2591
0.75ac
OWNER:
2591 MORGAN ROAD LLC
PARCEL:16059000710
DEED BOOK/PAGE:16170/3710
ZONE:R4
two story hse
deck
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
15"rcp
36"cmp
200' to south line LL 590
PROJECT ADDRESS
2591 Morgan Rd NE, Marietta, GA 30066
Cobb County
JAN 07 2026
COBB COUNTY ZONING
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Surveyor: J. Wayne Proctor, No. 2847
EQUIPMENT USED FOR MEASUREMENTS:
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BEARINGS SHOWN HEREON BASED ON MAGNETIC OBSERVATIONS.
Field work completed 1-1-26
ALL PINS PLACED IPP .5" REBAR
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J. WAYNE PROCTOR
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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
sect
010126
revisions:
date:01-24-24
dwg. by:PCW
chkd. by:JWP
sheet:
S-1

LUP6

North

Zoning: R-20/ Single-family residence

Future Land Use: LDR

WEST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

LUP-6 2026 Map



EAST

Zoning: R-20/ Single-family residence

Future Land Use: LDR

SOUTH

Zoning: R-20/ Single-family residence

Future Land Use: LDR

Current zoning district for the property

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

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is proposing a Temporary Land Use Permit (LUP) to increase the maximum number of patients for a senior personal care home from four (4) patients to eight (8) patients. Counting two (2) staff members, this would allow for a total of ten (10) people. The applicant proposes only two (2) vehicles will be on site for use by staff, with available parking in the driveway. The applicant received a permit to convert this single-family home into a 4-person senior personal care home in June of 2025. The final certificate of occupancy has not been issued as of March 3rd, 2026.

LUP-6-2026 DEPARTMENT COMMENTS – Fire Department

02/26/26

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

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

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

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

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

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

LUP-6-2024 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

2/27/2026

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

What is the Future Land Use Sub-Category? N/A

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

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

Dobbins Air Reserve Base Zones

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

---

Comments:

LUP-6

April '26 Zoning

Applicant: Tasha Tolbert and Alicia Steel

Water & Sewer Comments: No comments.

Recommendations

1. Recommend no parking on the right-of-way.

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

    a. Recommend upgrading driveway to commercial standards. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways and Cobb County Development Standard Detail 116, Commercial Driveway Requirements.

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

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
It is the opinion of staff that the proposed use may not impact the safety, health, welfare, or moral concerns involving the surrounding neighborhood.

(2) Parking and traffic considerations.
It is the opinion of staff that, the proposed use will not impact parking or traffic since the applicant proposes only two vehicles for this location.

(3) Number of nonrelated employees.
Staff would be two (2) non-related employees, and potentially eight (8) unrelated residents.

(4) Number of commercial and business deliveries.
The applicant is proposing no commercial or business deliveries.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
Group homes are generally a permitted use within residential zoning districts, but the code limits the number of residents to four (4) patients. These are limited to four (4) people to reduce impacts to the surrounding community.

(6) Compatibility of the business use to the neighborhood.
The proposed use is not in a platted neighborhood. The proposed use may disrupt the current uses near the property if allowed to operate at a larger capacity.

(7) Hours of operation.
24 hours a day/ 7 days a week

(8) Existing business uses in the vicinity.
There are no known business uses in this area.

(9) Effect on property values of surrounding property.
It is staff's opinion that the proposed use may have an adverse effect on surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is not the result of a code enforcement action.

(11) Intensity of the proposed business use.
It is staff's opinion that the request would increase the intensity of the group home.

(12) Location of the use within the neighborhood.
The location is not within a platted neighborhood.

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

RECEIVED
JAN 07 2026
COBB COUNTY ZONING

Revised October 1, 2009

Application #:_____
PC Hearing Date:_____
BOC Hearing Date:_____

TEMPORARY LAND USE PERMIT WORKSHEET

(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. **Type of business, or request?** Personal Care Home
2. **Number of employees?** 2
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   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-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

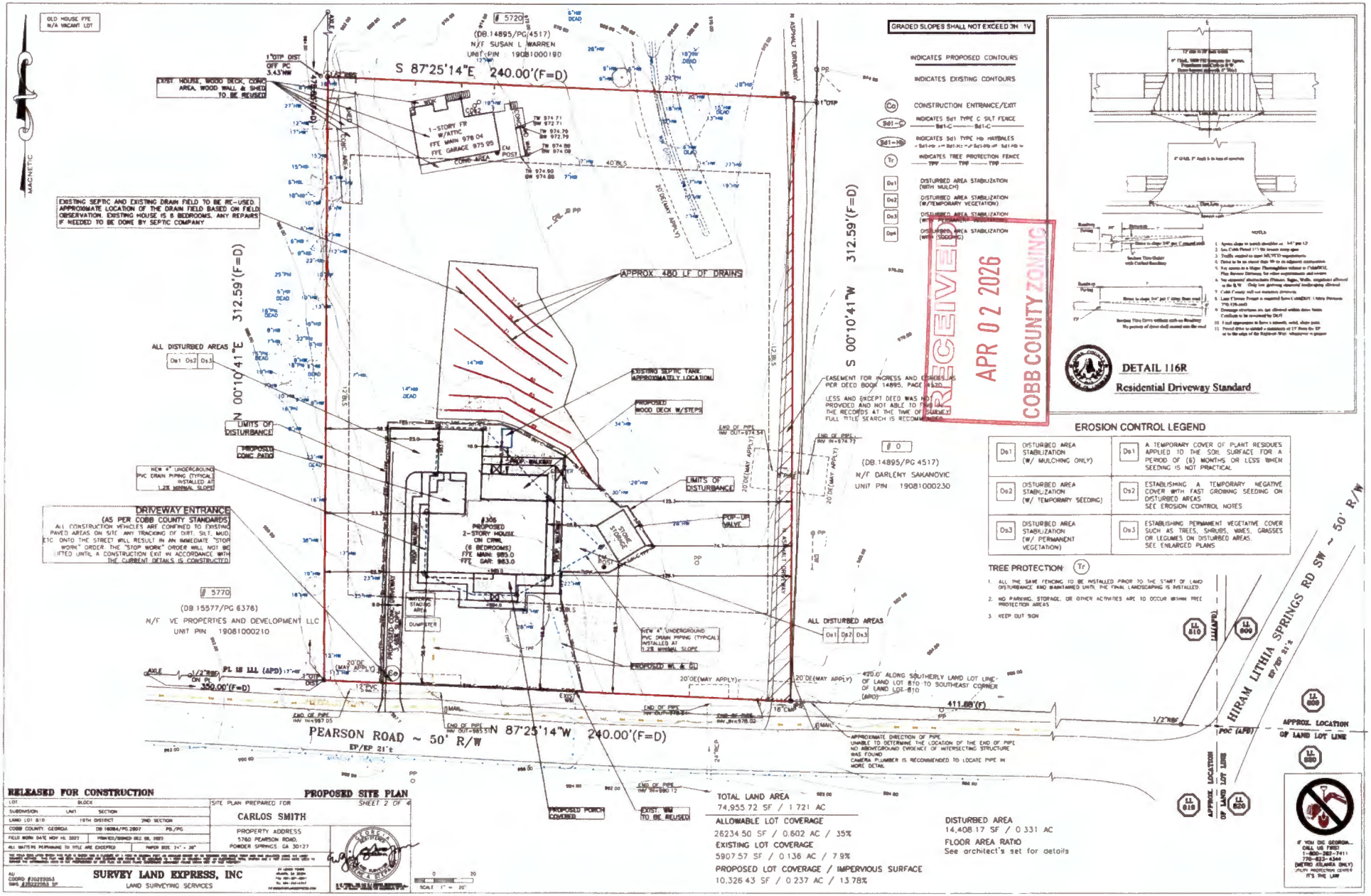


This map is provided for display and planning purposes only. It is not meant to be a legal description.

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
STOOP
WALKWAY
STONE STAIRS
POP-UP VALVE
DUMPSTER
PROPOSED CONC DRIVEWAY
NEW 4" UNDERGROUND PVC DRAIN PIPING (TYPICAL) INSTALLED AT 1.2% MINIMAL SLOPE
PROPOSED WL & DI
20'DE(MAY APPLY)
PL IS LL (APD) 17°NW
350.00'(F=D)
PEARSON ROAD ~ 50' R/W
EP/EP 21'±
N 87°25'14"W 240.00'(F=D)
0
(DB.14895/PG 4517)
N/F DARLENY SAKANOVIC
UNIT PIN 19081000230
EASEMENT FOR ACCESS AND EGRESS AS PER DEED BOOK 14895, PAGE 4521
LESS AND EXCEPT DEED WAS NOT PROVIDED AND NOT ABLE TO FIND LIKE THE RECORDS AT THE TIME OF SURVEY. FULL TITLE SEARCH IS RECOMMENDED
ALL DISTURBED AREAS
Ds1 Ds2 Ds3
#20.0' ALONG SOUTHERLY LAND LOT LINE OF LAND LOT 810 TO SOUTHEAST CORNER OF LAND LOT 810 (APD)
411.88'(F)
POC (APD)
HIRAM LITHIA SPRINGS RD SW ~ 50' R/W
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
PROPOSED PORCH COVERED
EXIST. WM TO BE REUSED
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)
DISTURBED AREA STABILIZATION (WITH SODDING)
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
Ds2 DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)
Ds2 ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS SEE EROSION CONTROL NOTES
Ds3 DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)
Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
TREE PROTECTION Tr
1. ALL TREE 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 770-423-4344 (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
SCALE 1" = 20'

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**

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

CONC AREA

SHED

WOK

CONC WALK

TW 974.71
BW 972.71
TW 974.79
BW 972.79
TW 974.89
BW 974.09
TW 974.90
BW 974.88

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

STONE STORAGE

POP-UP VALVE

WATER/E 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

PROPOSED PORCH COVERED

EXIST. WM TO BE REUSED

N 00°10'41"E 312.59'(F=D)

S 00°10'41"W 312.59'(F=D)

N ASPHALT DRIVEWAY

20'DE(MAY APPLY)

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.

0
(DB.14895/PG.4517)
N/F DARLENY SAKANOVIC
UNIT PIN : 19081000230

ALL DISTURBED AREAS
Ds1 | Ds2 | Ds3

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)

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.

AXLE 1/2"RBF ON PL
PL IS LLL (APD) 17'+W
1"OTP DIST
350.00'(F=D)

PEARSON ROAD ~ 50' R/W
EP/BP 21'±
N 87°25'14"W 240.00'(F=D)

HIRAM LITHIA SPRINGS RD SW ~ 50' R/W
EP/BP 21'±

LL 810 LLL(APD) LL 809
LL 819 APPROX. LOCATION OF LAND LOT LINE LL 820

APPROX. LOCATION OF LAND LOT LINE

END OF PIPE INV OUT=974.54
END OF PIPE INV IN=974.72
END OF PIPE INV IN=987.05
END OF PIPE INV OUT=985.57
END OF PIPE INV OUT=978.64
END OF PIPE INV IN=978.02
END OF PIPE INV IN=980.12

24" RCP

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

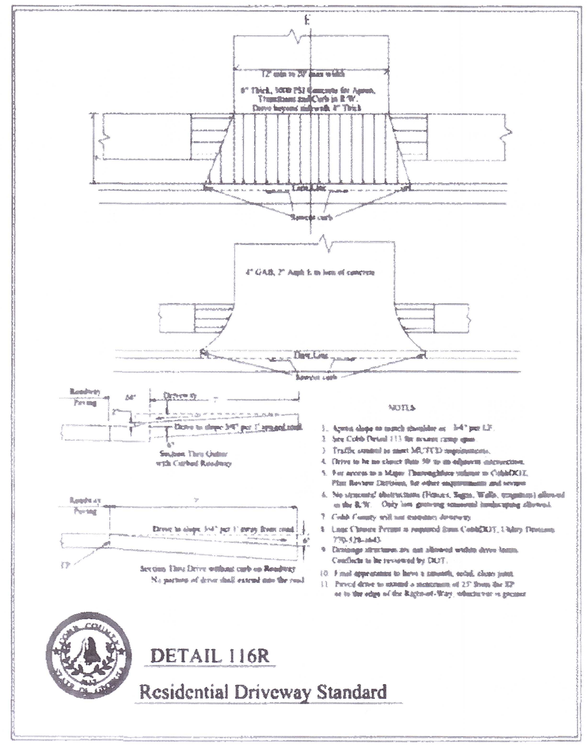
Ds1 — DISTURBED AREA STABILIZATION (WITH MULCH)

Ds2 — DISTURBED AREA STABILIZATION (W/TEMPORARY VEGETATION)

Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

Ds4 — DISTURBED AREA STABILIZATION (WITH SODDING)

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
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

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

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

PROPOSED SITE PLAN

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"

SITE PLAN PREPARED FOR: CARLOS SMITH
PROPERTY ADDRESS: 5760 PEARSON ROAD, POWDER SPRINGS, GA 30127

SHEET 2 OF 4

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ 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 OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 1000' OF THIS PROPERTY.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
PREPARED BY: GREGORY A. STEPANOV

AU
COORD #20222053
DWG #20222053 SP

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
Fax 404-601-8841
TEL 404-252-3747
INFO@SURVEYLANDEXPRESS.COM

SCALE 1" = 20'

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

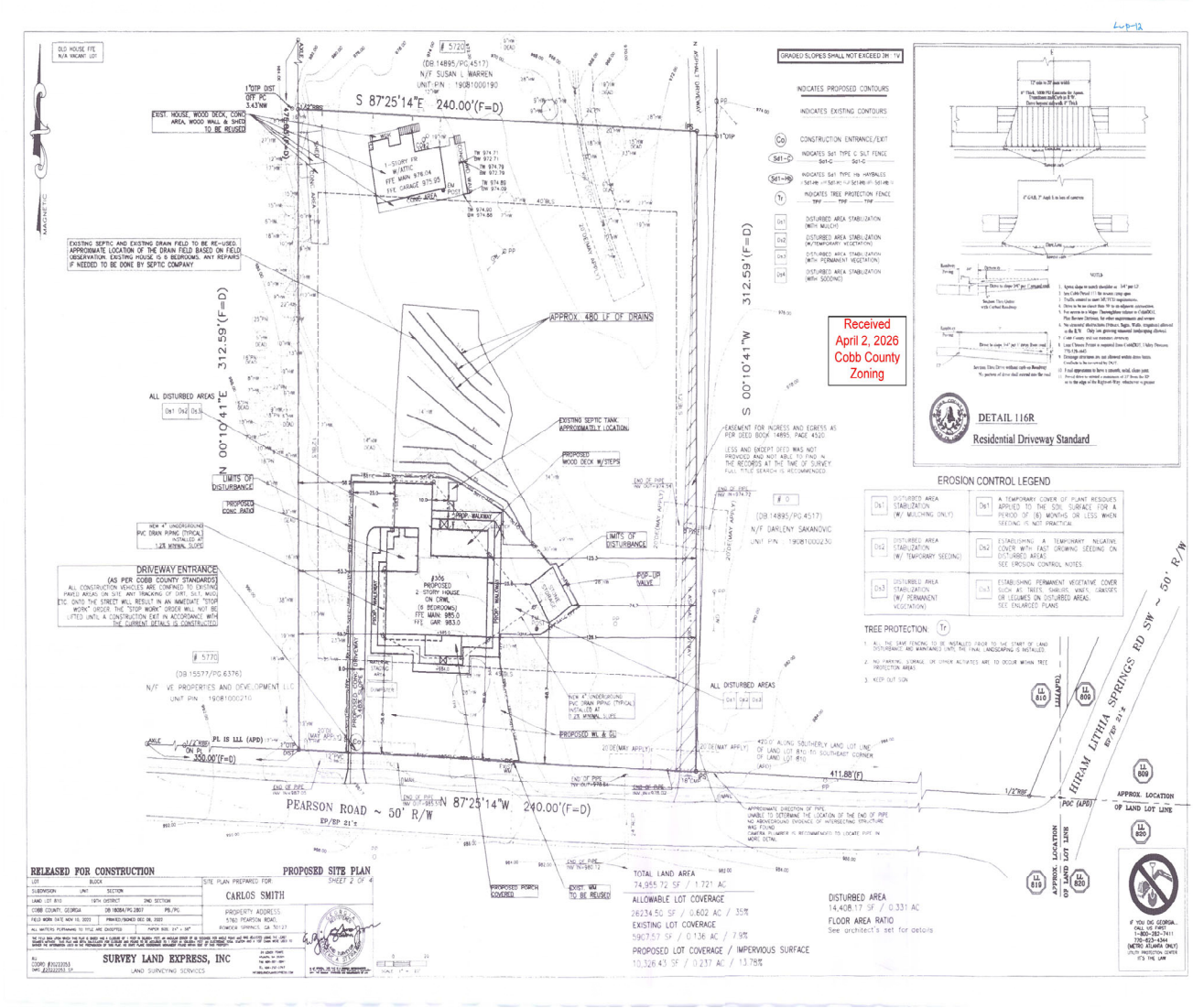
QUICK FACTS

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

(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
(AS PER COBB COUNTY STANDARDS)
EXISTING SEPTIC AND EXISTING DRAIN FIELD TO BE RE-USED.
APPROX. 480 LF OF DRAINS
TOTAL LAND AREA
74,955.72 SF / 1.721 AC
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14,408.17 SF / 0.331 AC
FLOOR AREA RATIO
See architect's set for details

LUP-12 2026 Aerial Map



North

Zoning: R-30 / Single-Family Residential

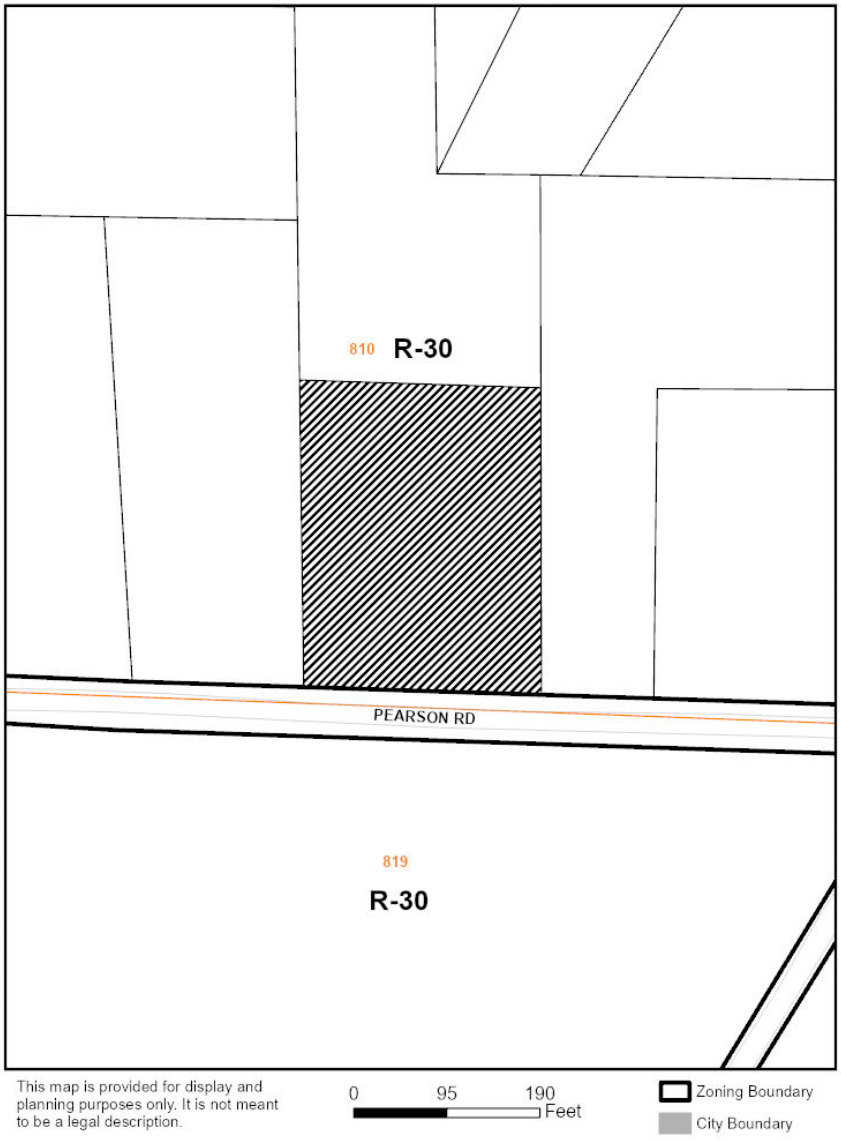
Future Land Use: VLDR

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

---

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

---

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

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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
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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**

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

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

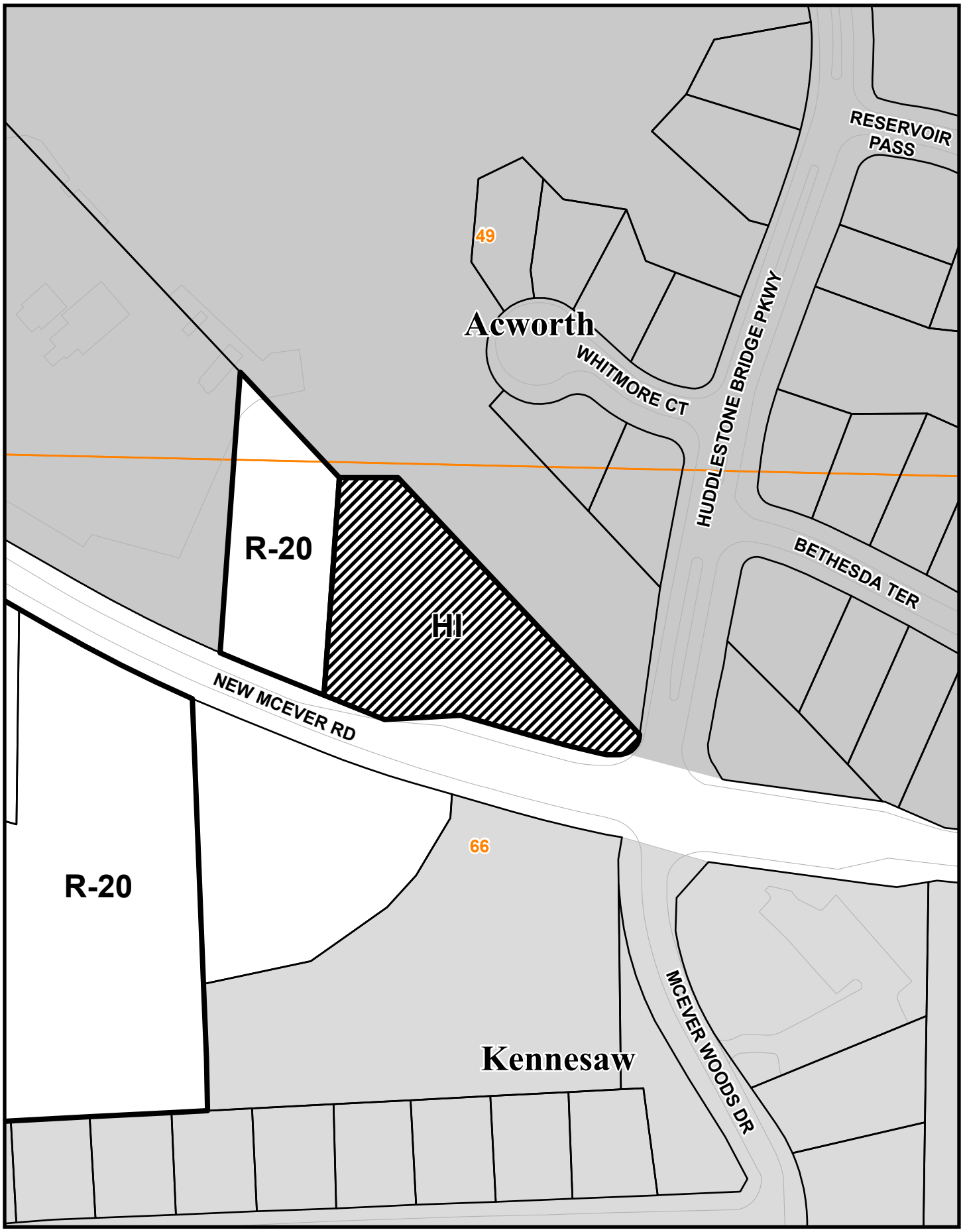
QUICK FACTS

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



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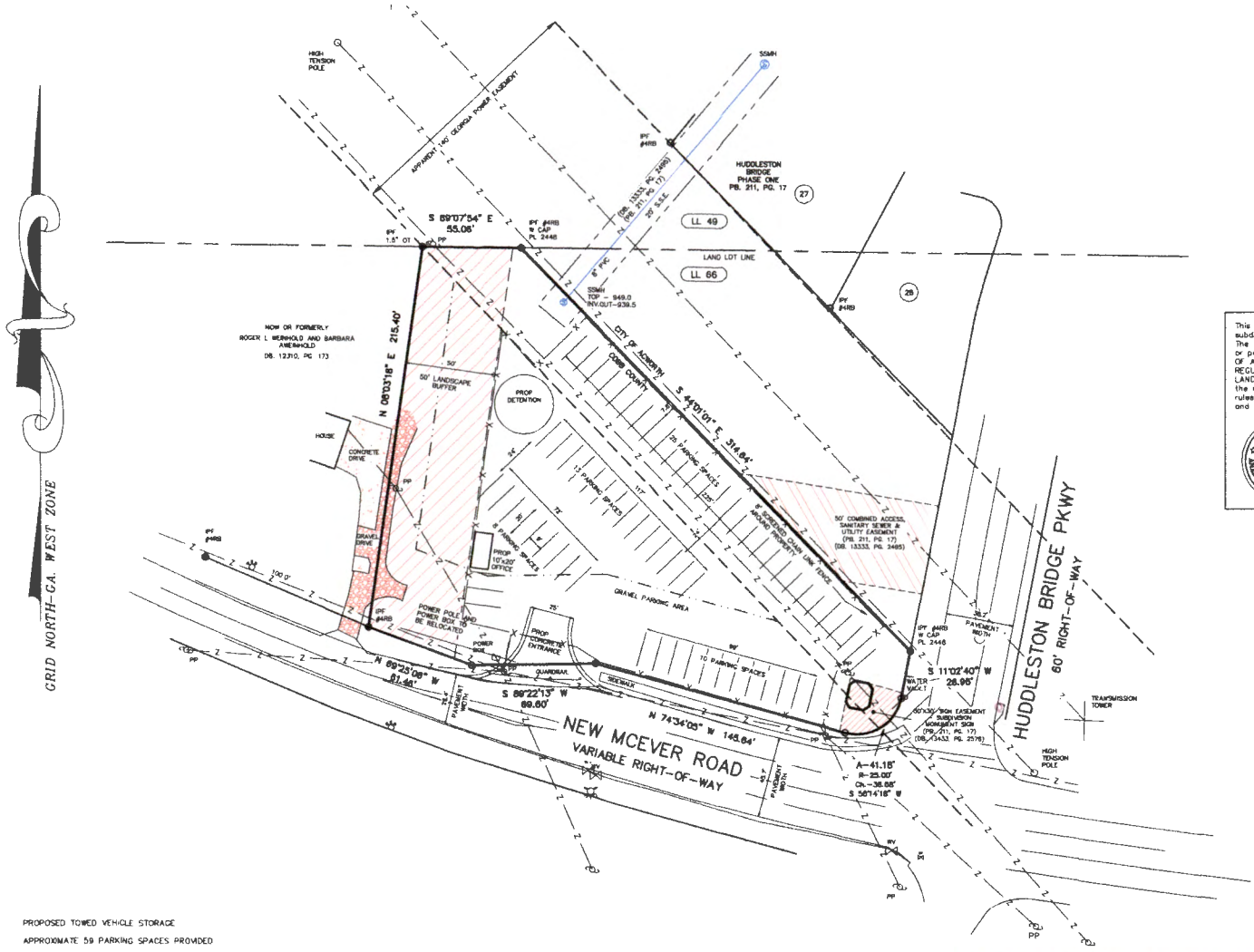
0 100 200 Feet

Zoning Boundary

City Boundary



PROPERTY INFORMATION:

TAX PARCEL 20-0066-03-320
ZONED HI

XXXX NEW McEVER ROAD
ACWORTH, GEORGIA 30101
AREA: 48,291 SF = 1.603 ACRES

THIS PROPERTY IS CURRENTLY ZONED HI (HEAVY INDUSTRIAL) PER COBB COUNTY ZONING MAP

SETBACKS.
FRONT = 50' OR 75'
SIDE = 20'
REAR = 40'

NOTE:
IRON PIN SET IS A 1/2" REBAR WITH A STAMPED YELLOW CAP LABELED - "PL CORNER 2446"

LEGEND:

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CH - CHORD
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CONC - CONCRETE
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DS - DOWNSPOUT
DI - DROP INLET
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EX - EXISTING
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FLOW LINES
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TMH - TELEPHONE MANHOLE
WM - WATER METER
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PROPOSED TOWED VEHICLE STORAGE

APPROXIMATE 59 PARKING SPACES PROVIDED

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

GRAPHIC SCALE
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(IN FEET)
1" = 30'

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GEORGIA REGISTERED No. 3448 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.

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

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

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,

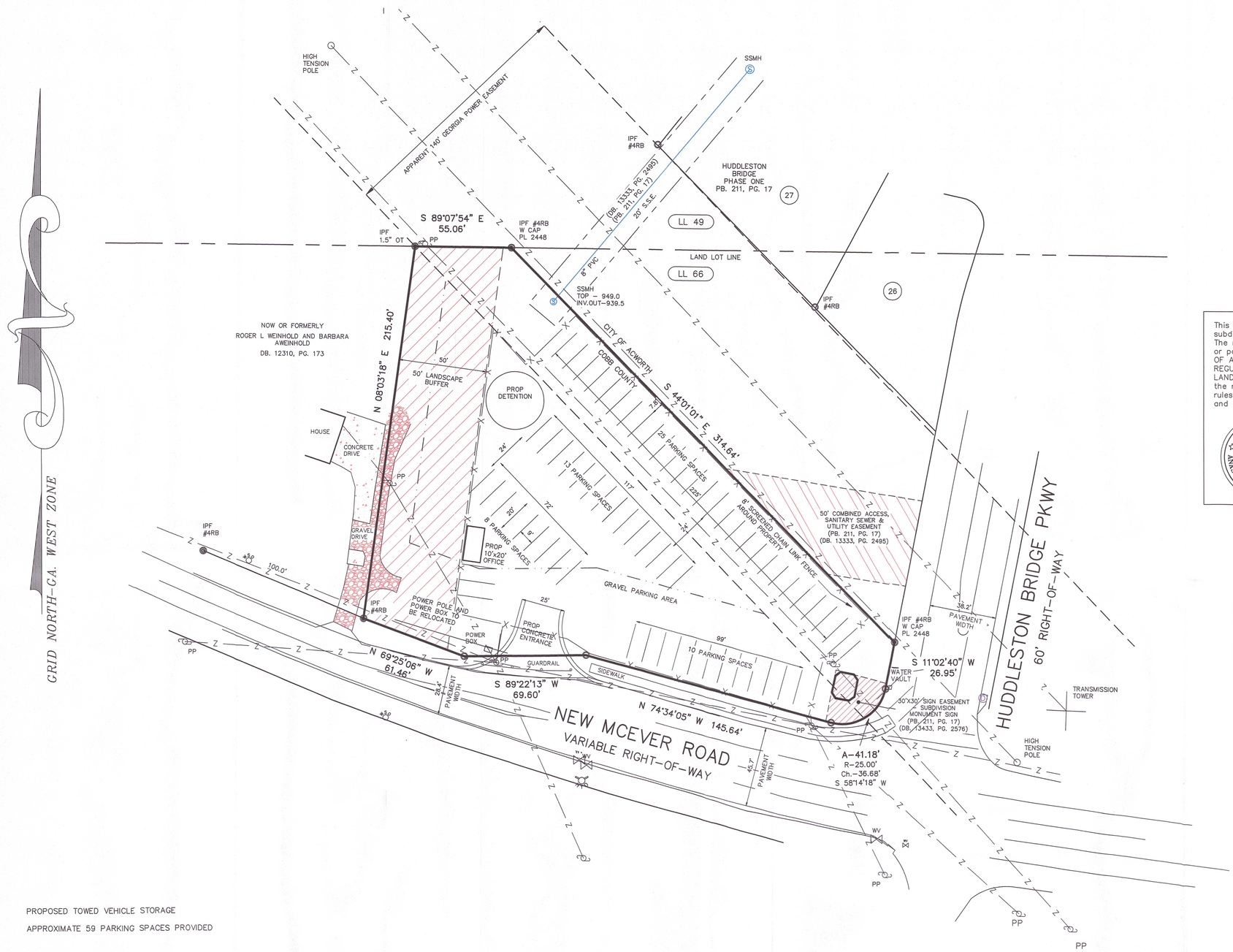
WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

SL-9-6



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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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RECEIVED
MAR 06 2026
COBB COUNTY ZONING

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

JOB No. – D 21–0086

TASO & ASSOCIATES, LLC
LAND SURVEYORS
3330 Cobb Parkway
Suite 324 – PMB 355
Acworth, Georgia
30101
678–581–0102
taso@tasosurvey.com

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-6-2026

SITE BACKGROUND

Applicant	Wolliston Enterprises, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Andre Wolliston
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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

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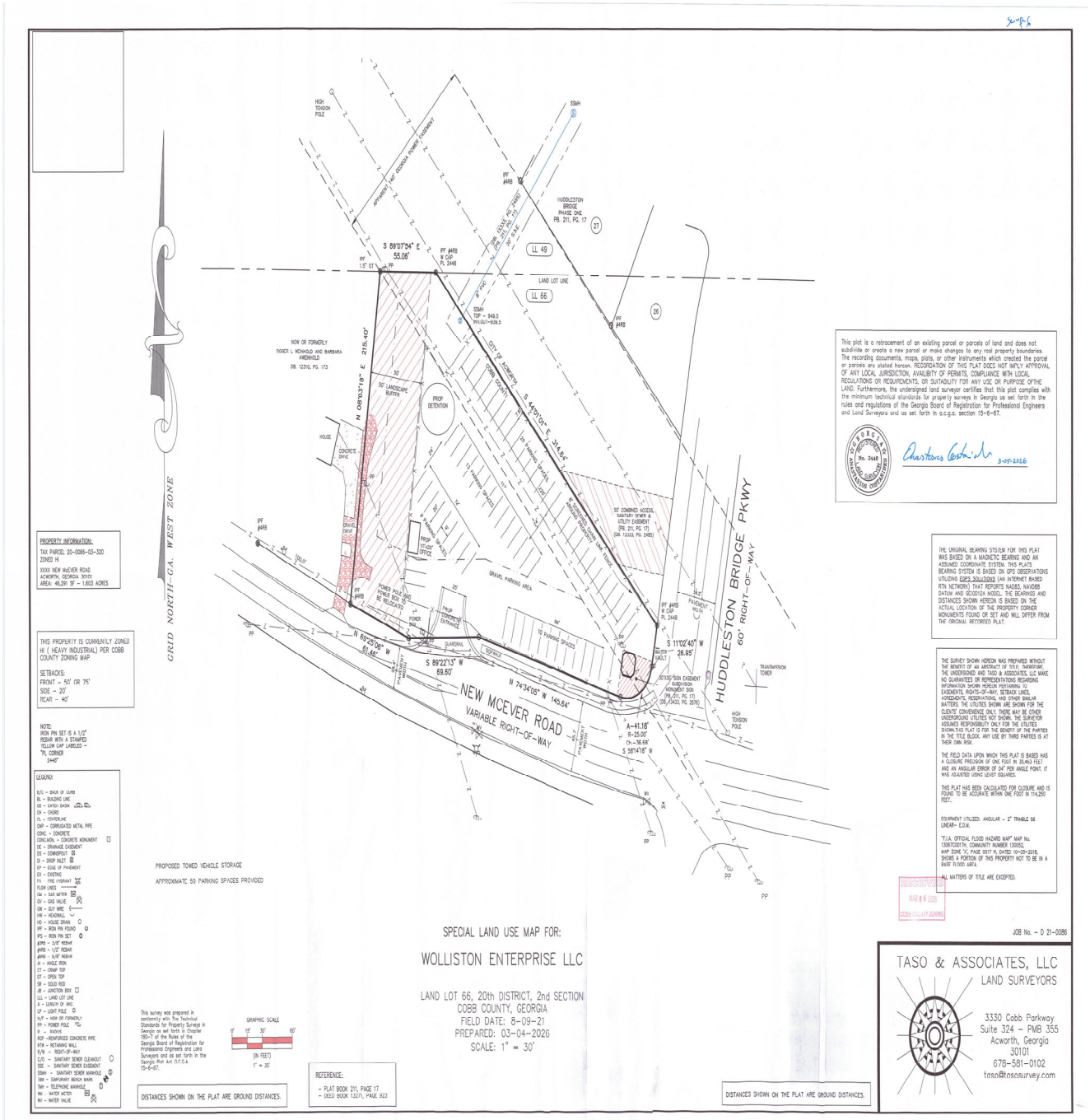
Current Zoning	HI
Current Use of Property	Vacant
Proposed Zoning	HI
Proposed Use	Automobile storage yard and towing facility
Future Land Use	IC
Site Acreage	1.06
District	20
Land Lot	66
Parcel #	20006603320
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member Shaun Daniels, Planner II)

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


SLUP-6
GRID NORTH-GA. WEST ZONE
HUDDLESTON BRIDGE PKWY
60' RIGHT-OF-WAY
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SLUP-6 2026 Aerial Map



North

Zoning: Acworth City Limits / Single Family Homes

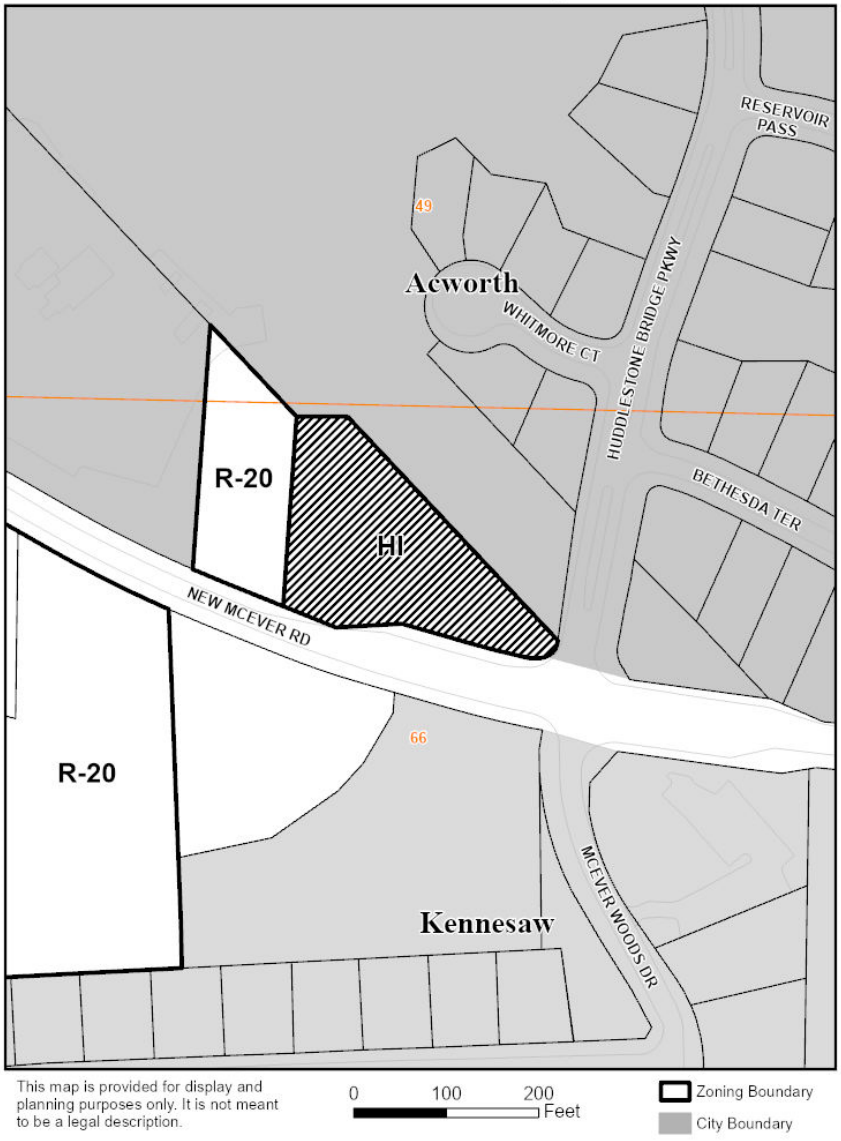
Future Land Use: Acworth City Limits

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

SLUP-6-2026 DEPARTMENT COMMENTS – Planning Division

3/27/2026

Comprehensive Plan Future Land Use Designation: Industrial Compatible
The subject tract is within the Industrial Compatible (IC) future land use category. The purpose of the IC is to provide for areas that can support light industrial, office/warehouse and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

What is the Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No
If Yes:
Which City: Acworth & Kennesaw
Was the city notified? Yes

Dobbins Air Reserve Base Zones

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

---

Comments:

SLUP-6

May '26 Zoning

Applicant: Wolliston Enterprises, LLC

Water & Sewer Comments: No comments.

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Min. R.O.W. requirements
New Mcever Road	Major Collector	35	Cobb County	80’
Huddlestone Bridge Parkway	Local	25	Acworth	50’

ITE Land Use	Description	Expected Size	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
150	Warehousing	46.2 KSF	6	2	**8**	2	6	**8**	**79**

vph = vehicles per hour, **V**pd = vehicles per day, KSF = 1,000 square feet

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

Comments and observations

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

Huddlestone Bridge Parkway is classified a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Based on site plan dated March 6, 2026, this development does not require a traffic impact study submittal.

An existing guard rail and acceleration lane parallels New Mcever Road adjacent to the property. Acceleration lane and guard rail and will need to be removed and the shoulder grade improved as part of the recommended right-in/right-out access. The design of the proposed driveway deceleration lane will also have to accommodate the existing deceleration lane at the intersection of New Mcever Road and Huddlestone Bridge Parkway.

Recommendations

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

1. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the North side of New Mcever Road, a minimum of 40’ from the roadway centerline or 3’ behind the sidewalk, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend New Mcever Road access be limited to right-in/right-out only. This recommendation is due to the proximity of a divided median.

3. Recommend New Mcever Road access include a deceleration (right turn) lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes.

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

5. Recommend installing and/or replacing any disturbed curb, gutter, and sidewalk along New Mcever Road frontages. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

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

7. Recommend coordination with City of Acworth for all proposed work within City limits, including potential donation of right-of-way for Huddlestone Bridge Parkway.

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

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
It is Staff's opinion that the applicant's proposal may create adverse effects on the surrounding neighborhood and nearby properties. Although the subject property is zoned HI heavy industrial and is currently undeveloped, the proposed automobile storage yard and towing operation would introduce frequent vehicle movements, outdoor storage, nighttime activity, and other operational impacts. These activities would both increase the intensity of use on the site and increase level of activity currently present in the immediate area.

(2) Whether or not the use is otherwise compatible with the neighborhood.
It is Staff's opinion that the proposed use may not be compatible with the neighborhood. The subject property is zoned HI, and the surrounding area includes a mix of residential subdivisions and industrial operations. The subject site is adjacent to R-20 single-family residential zoned properties to the west, City of Kennesaw residential neighborhoods to the south, and the City of Acworth's Huddlestone Bridge subdivision to the northeast, separated only by a 140-foot power easement. The surrounding area has established residential subdivisions, and industrial uses exist within the broader area, including the East Acworth Industrial Park. The proposed automobile storage yard and towing operation would be developed adjacent to established residential properties.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
It is Staff's opinion that the proposed use may create a nuisance as defined under state law. Automobile storage yards and towing operations inherently involve frequent vehicle movement, irregular hours of operation, nighttime lighting, and noise associated with towing activities. Given the site's proximity to residential areas to the west, south, and northeast, these impacts may have the potential to be disruptive.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
It is Staff's opinion that the quiet enjoyment of surrounding properties may be adversely affected by the proposed use. Towing and vehicle storage operations typically involve outdoor vehicle maneuvering, illumination of storage areas, and irregular truck movements during early morning and late evening hours. These introduce noise, lighting, and operational disturbances that are inconsistent with the expectations of nearby residential neighborhoods.

(5) Whether or not property values of surrounding property will be adversely affected.
It is Staff's opinion that the proposed use could potentially have an adverse effect on property values within the surrounding area. Although the operation is compatible with the HI zoning classification, the close proximity of established residential subdivisions could potentially raise concerns.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
It is Staff's opinion that the applicant is proposing to make provisions for parking and traffic. The proposed use is expected to generate minimal to low traffic within the surrounding area, which consists of a mix of residential neighborhoods and industrial uses. According to the submitted site plan, the applicant intends to comply with the required eight-foot screened fence surrounding the vehicle storage area. The applicant is proposing 59 parking spaces, which meets the off-street parking requirement, but the applicant is also requesting a variance to allow a gravel parking surface.

(7) Whether or not the site or intensity of the use is appropriate.
It is Staff's opinion that the site and the intensity of the proposed use may not be appropriate for this location. While the HI zoning classification permits more intensive operations, the proposed automobile storage and towing facility introduces levels of activity, lighting, and outdoor storage that are incompatible with the surrounding area. The Future Land Use Map designates the property as Industrial-Compatible, which is typically associated with light industrial zoning districts where automobile storage yards and wrecker services are not permitted. Although the site is zoned heavy industrial, which does allow these uses, the Industrial-Compatible future land use designation does not support the intensity or characteristics of the proposed use.

(8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.
It is Staff's opinion that the applicant's request may require special or unique conditions to overcome the Board of Commissioners' general presumption regarding non-compatible business uses in residential neighborhoods. The proposed use is located on heavy industrial property but the proposed use's operational impacts such as outdoor storage, nighttime illumination, and increased truck activity remain incompatible with the adjacent residential subdivisions. The applicant has not presented any unique site mitigation measures that would offset any potential impacts.

(9) Whether or not adequate provisions are made regarding hours of operation.
The applicant proposes operating hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, with tow trucks on call during weekends.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
Staff recommends that any automobile deliveries or related commercial activity occur during normal business hours.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.
It is Staff's opinion that the applicant is attempting to incorporate some landscape measures to ensure appropriate transition. The site plan includes a 50-foot landscape buffer along the western boundary adjacent to the R-20 district. The ordinance also requires a minimum 40-foot separation between the vehicle storage area and any residential zoning district. This standard is met along the western portion of the site but, the applicant is requesting a variance to waive both the 50-foot buffer and the 40-foot setback along the northeastern boundary adjoining the Huddlestone subdivision. There is an existing 140-foot-wide power-line easement, owned by the Huddleston Bridge HOA, located between the subject property and the residential homes within the subdivision.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
It is Staff's opinion that the proposed use may potentially adversely affect the public health, safety, and welfare of the surrounding neighborhood. While the use is permitted within the heavy industrial zoning district, the proximity to residential subdivisions increases the likelihood that noise, lighting, and nighttime activity associated with towing operations could negatively impact nearby residents. The introduction of frequent truck movements and outdoor storage near residential areas may raise concerns regarding safety, visibility, and overall neighborhood welfare.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.
It is Staff's opinion that while the applicant has attempted to comply with the applicable requirements of Section 134-231(11)(d), the request may not fully meet the standards for automobile storage yards and wrecker services. The applicant's site plan includes an eight-foot enclosed fence and indicates that no dismantling or repair activities will occur on the property, but the ordinance requires a minimum 40-foot setback from any residential district or residential use. The applicant is requesting a variance to waive this setback along the northeastern boundary adjacent to a residential lot. Furthermore, the Code calls for this use to be located on property designated as industrial future land use. This property is industrial compatible.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

It is Staff's opinion that the applicant has provided sufficient information to allow full consideration of all relevant factors.

(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.

It is Staff's opinion that the applicant has produced sufficient information to allow the County to fully consider all relevant factors. The applicant has demonstrated attempted compliance with some of the applicable requirements though it is otherwise not consistent with the Code as reflected in this evaluation.

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

WOLLISTON ENTERPRISE LLC (Applicant)

A Georgia Limited Liability Company

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

Community Development Agency

March 5, 2026

STATEMENT OF PROPOSED SITE IMPROVEMENTS

The Application is requesting the SLUP to allow for the construction of the driveway, parking lot improvements, screened fencing and building (collectively the "Improvements").

The purpose of the Improvements is to allow for operations of a secured vehicle storage facility and the main office of the reputable Andre's Towing business, which has maintained operations in the Marietta and Cobb County community for nearly 12 years. In addition to the main office for the staff, the Improvements will allow for daily operations of tow truck parking and the temporary towed vehicle parking which will be held until released to the respective owners (as permitted and regulated by State and County law).

The extent of the proposed improvements labelled on the enclosed Site Plan are currently being revised with the contracted engineer to include a smaller, modular proposed office building for staff use (approximately 192 square feet) and gravel parking surface. These revisions will be incorporated into a new Site Plan and submitted immediately once complete.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

WOLLISTON ENTERPRISE LLC

Andre Wolliston

Andrestowing876@gmail.com

RECEIVED
MAR 05 2026
COBB COUNTY ZONING

Tommy Allegood, Mayor
Board of Aldermen:
Toby Carmichael
Steve Prather
Brett North
Kimberly Haase
Tim Houston

James Albright, City Manager
Douglas R. Haynie, City Attorney
Regina R. Russell, City Clerk
4415 Center Street
Acworth, Georgia 30101
(678) 801-4024
www.acworth-ga.gov

April 7, 2026

John Pederson, Manager
Cobb County Zoning Division
Re: SLUP-6 of 2026, Wollison Enterprise LLC; Application for Special Land Use Permit;
3248 New McEver Road / Parcel No. 20006603320;
Land Lot 66 of the 20th District

Dear Mr. Pederson,

Please accept this correspondence as formal notification of the City of Acworth's objection to the above-referenced Special Land Use Permit (SLUP) application. The City of Acworth's primary concerns include the following:

- Security concerns associated with the proposed tow yard
- The impact on the established residential character of the surrounding neighborhoods within close proximity of the subject location
- Quality of life impacts on City of Acworth residents

Based on these concerns, the City of Acworth formally objects to the proposed use and respectfully requests that the Cobb County Board of Commissioners deny this application. This request is consistent with the intent of the Intergovernmental Agreement, which seeks to ensure compatible land uses that do not negatively impact adjoining jurisdictions.

Respectfully,

Tommy Allegood
Mayor
City of Acworth

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.**

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

June 26, 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 Special Land Use Permit - Application No. SLUP-6 (2026)
Applicant: Wolliston Enterprise LLC
Property Owner: SRML Investments LLC
Property: 3248 New McEver Road, Land Lot 66, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, Wolliston Enterprise LLC ("Applicant"); as well as, the Property Owner, please accept this correspondence as our formal request for a continuance of the above-referenced Application for Special Land Use Permit from the currently scheduled hearings before the Cobb County Planning Commission and the Cobb County Board of Commissioners on July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time for continued review of the site and address concerns of area residents. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 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

Wolliston Enterprise LLC

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-25-2026

SITE BACKGROUND

Applicant	Elite Engineering
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Will Summey
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Aarish Group of Investment, LLC
Property Location	Located on the southwest side of Due West Road, northwest of Lisas Drive
Address	3807 Due West Road
Access to Property	Due West Road

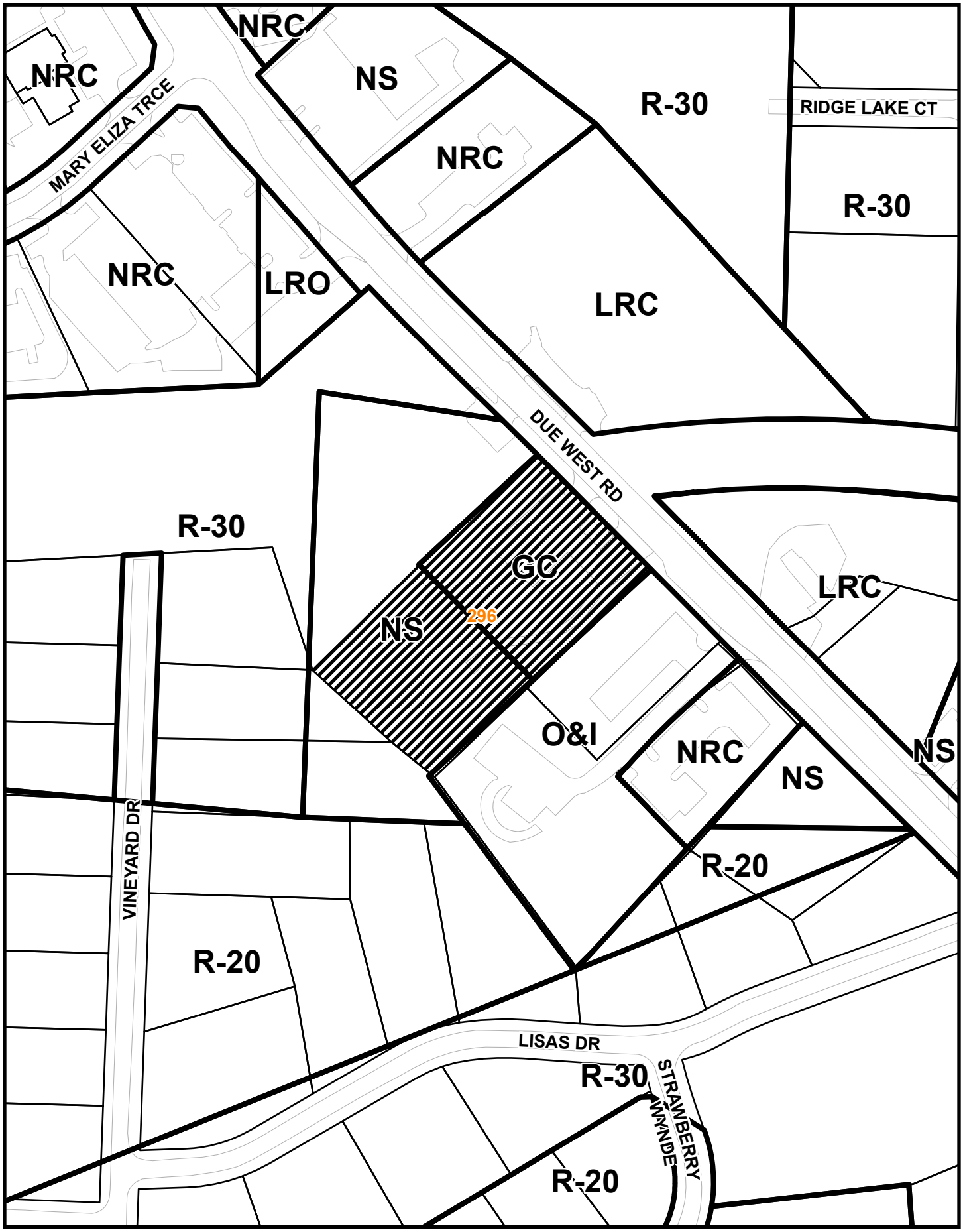
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	GC, NS
Current Use of Property	Convenience Store with fuel sales
Proposed Zoning	NRC
Proposed Use	Convenience Store with fuel sales
Future Land Use	NAC
Site Acreage	1.91
District	20
Land Lot	296
Parcel #	20029600140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-25 2026 Map

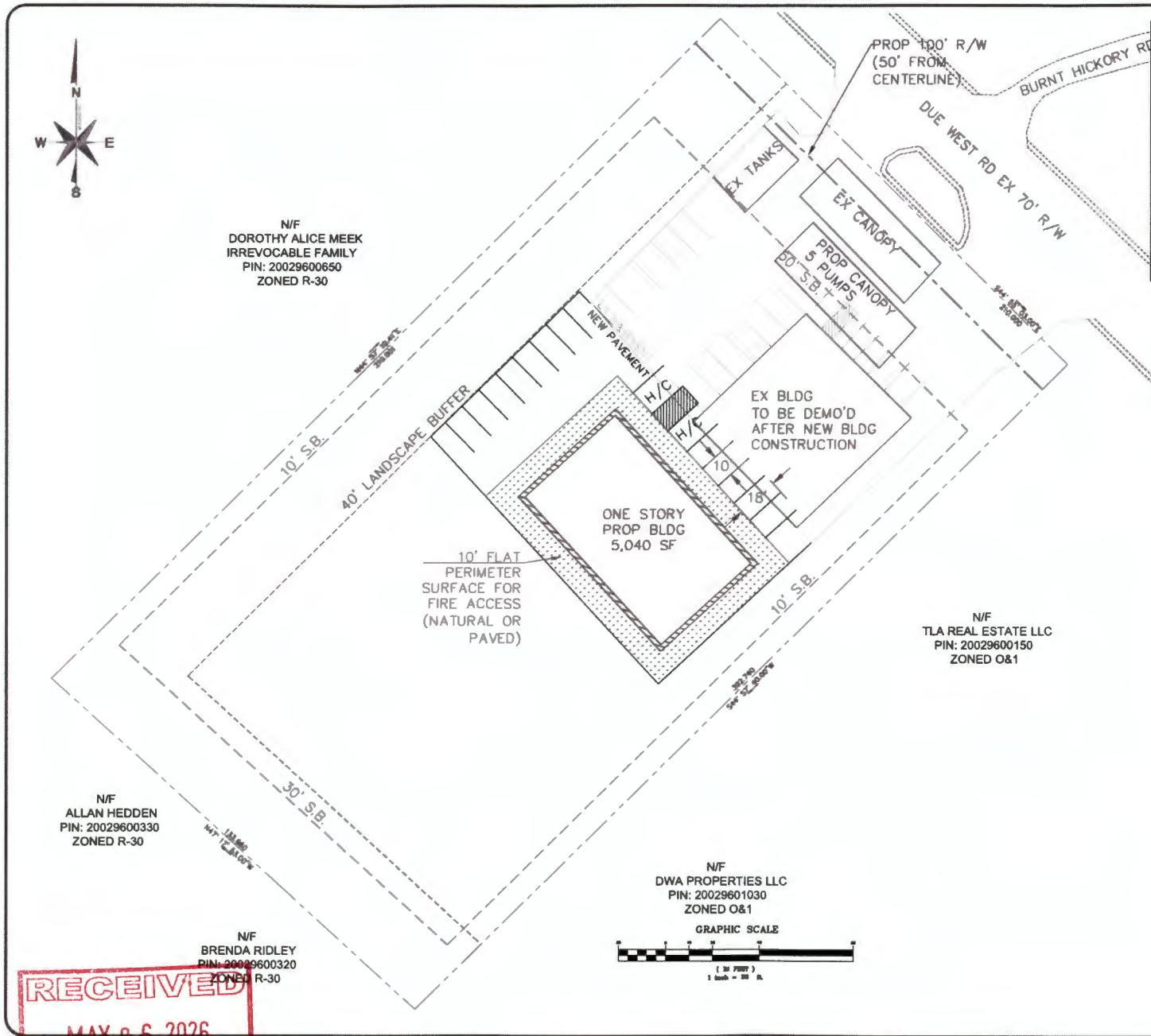


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 140 280 Feet

Zoning Boundary

City Boundary



VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
TOTAL SITE AREA = 1.91 ACRES

SETBACKS:
MIN. FRONT YARD = 50 FEET
MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C00830 DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

PREPARED BY:
ELITE
Engineering | Surveying | Management

No.	REVISION	DATE
1	STAFF COMMENTS	7/26/24

REZONING PLAN FOR
3807 DUE WEST RD
LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR
24 HR:
KASHIF RANA
(678) 485-9261

PROJECT No.	[illegible]
DRAWING SCALE	[illegible]
DESIGNED BY	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
DATE	[illegible]
SHEET	1 OF 1

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

Z-25 2026 Aerial Map



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

0 140 280 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:** _____

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

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

b) **Proposed building architecture:** Updated look consistent with newer buildings in the corridor.

c) **Proposed hours/days of operation:** Same as existing convenience store located on property

d) **List all requested variances:** None

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

This request is to unify the lot under one zoning to allow for a new store to be built. The existing store will be demolished once new store is constructed.

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
MAY 06 2026
COBB COUNTY ZONING

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

March 4, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Rezoning Analysis Impact

Dear Board,

I represent, Aarish Group of Investment with their request to rezone the remaining area of 1.91-acre lot from NS to GC. The intent is to bring the entirety of the lot to be a single zoning category which would also allow for a new building that is consistent with the neighboring architecture to be built. Since this will not be a new business or use, but a replacement to the existing building we feel that there is no adverse impact to the surrounding properties. Also, we feel that this is a suitable request as it would make the lot a singular consistent zoning category that is in line with the existing use of the parcel.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

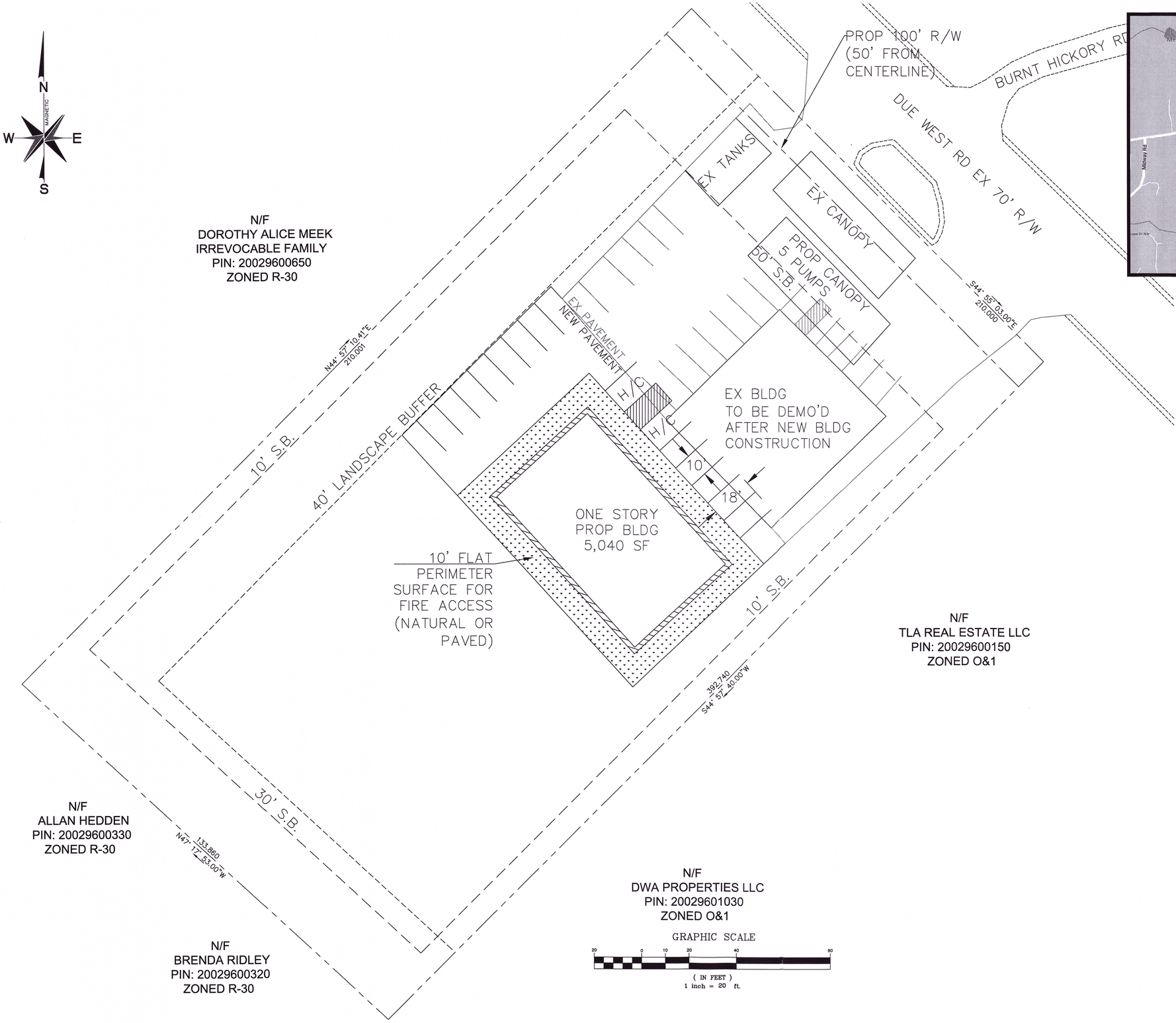
ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

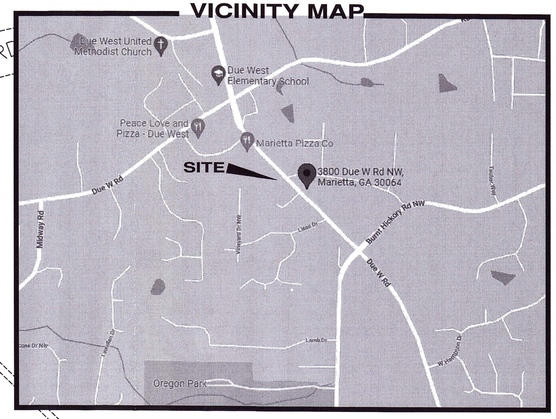
RECEIVED
MAY 06 2026
COBB COUNTY ZONING

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Z-25



VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

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PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
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MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0083G DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

PREPARED BY:
ELITE
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite 220
Acworth, GA 30101
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE
1	STAFF COMMENTS	7/28/24

REZONING PLAN FOR

3807 DUE WEST RD

LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR:

24 HR:
KASHIF RANA
(678) 485-9261

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	21185
DRAWING SCALE:	1"= 30'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	4/2/2026

SHEET 1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-25-2026

SITE BACKGROUND

Applicant	Elite Engineering
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Will Summey
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Aarish Group of Investment, LLC
Property Location	Located on the southwest side of Due West Road, northwest of Lisas Drive
Address	3807 Due West Road
Access to Property	Due West Road

QUICK FACTS

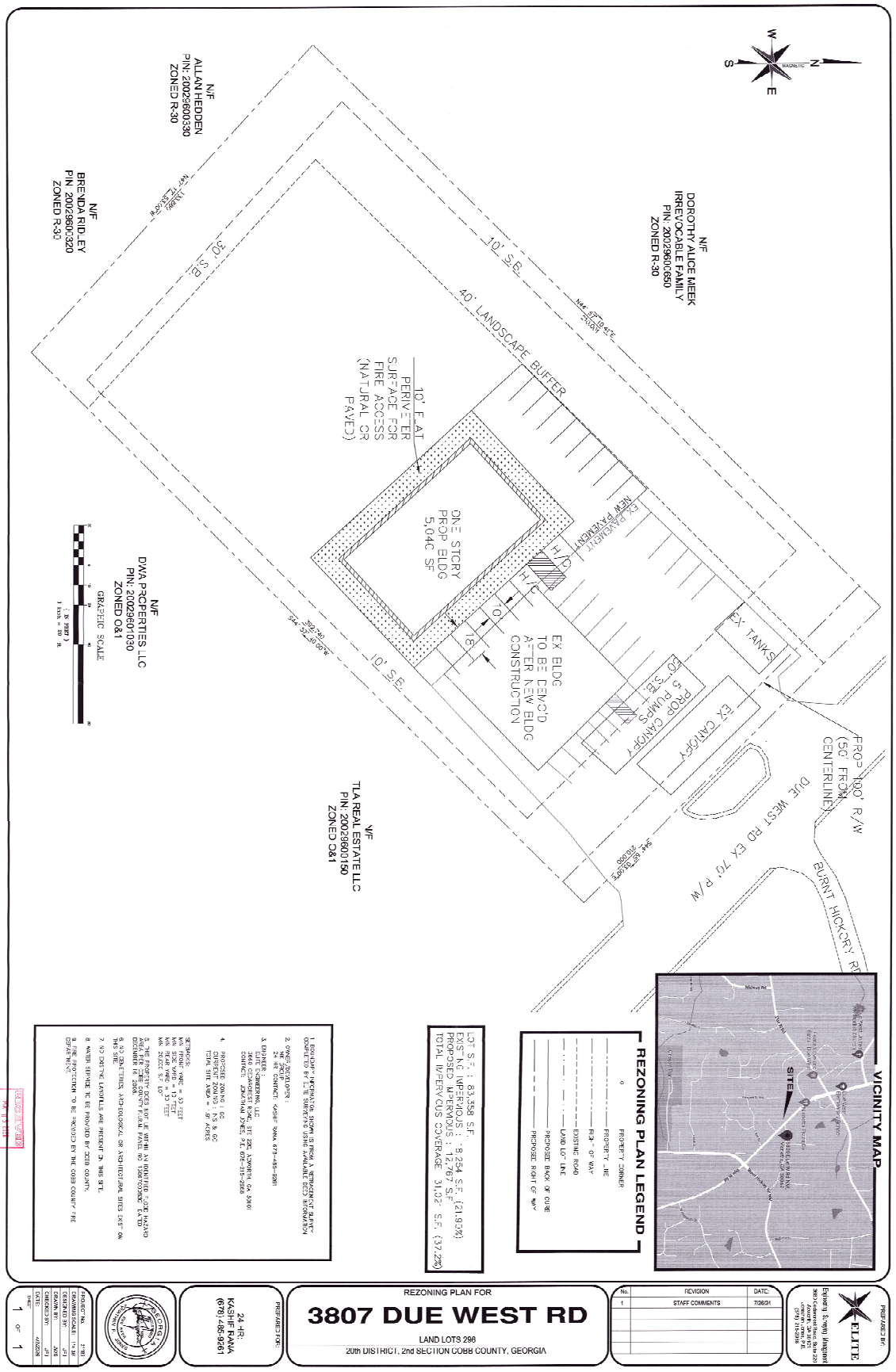
Commission District	1 - Gambrill
Current Zoning	GC, NS
Current Use of Property	Convenience Store with fuel sales
Proposed Zoning	NRC
Proposed Use	Convenience Store with fuel sales
Future Land Use	NAC
Site Acreage	1.91
District	20
Land Lot	296
Parcel #	20029600140
Taxes Paid	Yes

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. Site plan received by the Zoning Division on May 6, 2026, with District Commissioner approving minor modifications;
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.


N/F
ALLAN HEDDEN
PIN: 20029600330
ZONED R-30
N/F
BRENDA RIDLEY
PIN: 20029600320
ZONED R-30
N/F
DOROTHY ALICE MEEK
IRREVOCABLE FAMILY
PIN: 20029600650
ZONED R-30
N/F
DWA PROPERTIES LLC
PIN: 20029601030
ZONED O&I
N/F
TLA REAL ESTATE LLC
PIN: 20029600150
ZONED O&I
10' S.B.
30' S.B.
40' LANDSCAPE BUFFER
10' FLAT PERIMETER SURFACE FOR FIRE ACCESS (NATURAL OR PAVED)
ONE STORY PROP BLDG 5,040 SF
EX PAVEMENT
NEW PAVEMENT
EX BLDG TO BE DEMO'D AFTER NEW BLDG CONSTRUCTION
EX TANKS
PROP CANOPY 5 PUMPS
EX CANOPY
PROP 100' R/W (50' FROM CENTERLINE)
DUE WEST RD EX 70' R/W
BURNT HICKORY RD
GRAPHIC SCALE
REZONING PLAN LEGEND
PROPERTY CORNER
PROPERTY LINE
RIGHT OF WAY
EXISTING ROAD
LAND LOT LINE
PROPOSED BACK OF CURB
PROPOSED RIGHT OF WAY
LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE 31,021 S.F. (37.2%)
VICINITY MAP
SITE
REZONING PLAN FOR
3807 DUE WEST RD
LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA
24 HR:
KASHIF RANA
(678) 485-9261
REVISION
STAFF COMMENTS
ELITE

Z-25 2026 Aerial Map



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

0 140 280 Feet

Zoning Boundary

City Boundary

North

Zoning: LRC / Farmers Market, Produce Store

Future Land Use: NAC

WEST

Zoning: R-30, NS / Single-Family Homes, Office Buildings

Future Land Use: NAC, VLDR

Z-25 2026 Map



EAST

Zoning: O&I, LRC / Animal Hospital, Daycare, Office Building

Future Land Use: NAC

SOUTH

Zoning: R-30, NS / Single-Family Homes

Future Land Use: VLDR

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.

The NS district is established to provide locations for retail commercial and services uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing, developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

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

compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone to the NRC neighborhood retail commercial zoning district to continue to use the property, located on a 1.91-acre site, as a convenience store with fuel sales. The proposed building will have one (1) floor, have brick and stone siding architecture and will be 5,040 square feet. There will also be a new canopy with five (5) gas pumps replacing the old canopy. The property's current GC and NS zoning districts are deemed to be grandfathered and nonconforming because the property is located outside a Community Activity Center (CAC) and a Regional Activity Center (RAC). The hours of operation are proposed to be 5:30 am until 11:00 pm every day.

Non-residential criteria

Proposed # of buildings**:** 1
Proposed # of stories: 1
Total sq. footage of development: 5,040
Floor area ratio: 0.06
Square footage per acre: 2,639
Required parking spaces: Minimum 5 spaces, 1 per employee
Proposed parking spaces: 16
Acres in floodplain or wetlands: 0
Impervious surface shown: 37.2%

Are there any zoning variances?

None Identified

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

None Identified

Z-25-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

7/7/2026

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

Z-25-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 3807 Due West Road
2. District: 1
3. Existing Zoning: GC, NS — Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: NRC — Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Allatoona Creek
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
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: Yes: Due to the proposed use of site; portions of the proposed site will be considered a "Hotspot" requiring an oil/water separator to capture potential stormwater contaminates prior to entering the stormwater management facility.
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The front of the parcel is currently developed with a building and parking lot. The rear half of the lot is mostly wooded.

2. Downstream Description: Stormwater discharges from this parcel out to a storm drain pipe system within Due West Rd.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

(continued)

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. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

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

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 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. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including pipe systems, drainage swales and roadside ditches.

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

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

Special Conditions

1. The dumpster pad on this site must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. An existing detention pond exists on the neighboring property (3801 Due West Rd) and discharges through an existing pipe onto this property. This runoff must be captured

(continued)

and conveyed through the site to the same discharge location as in the existing condition.

3. Runoff from the proposed site's stormwater management system must be directed to the same discharge location as in the existing condition.

6/3/2026

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:

NAC-P29 - In order to mitigate the land use conflicts that could arise from converting single-family residences and lots to individual commercial uses, the Board of Commissioners has determined the necessity for a unified development plan for the NAC on the west side of Due West Road, South of Kennesaw Due West Road consisting of the following parcels in Land Lots 296 of the 20th District: 13, 14, 15, 16, 65, 103, and 182. The unified development plan in this area will allow for commercial development without compromising traffic mobility by reducing curb cuts and improving inter-parcel access.

NAC-P54 In order to promote a more active, vibrant and pedestrian friendly, small-scale neighborhood commercial center, around the intersection of Due West Road, Acworth Due West Road and Kennesaw Due West Road, the following guidelines would be encouaged:

- Uses to maintain and complement the exisitng character of the commerical node and surrounding residential neighborhoods

- In order to enhance the small-town character, the NAC along the east of Acworth Due West Road across from Burnt Hickory Road would be recommended to low intense commercial uses that are consistent with the purpose and intent of the Limited Professional Serivces Permit

-Architectural and landscape design that complements the existing design within the Neighborhood Activity Center

(continued)
-Street parking on locally designated streets

-Inter-parcel access would be encouraged

-Interal sidewalks connected to adjacent external sidewalks

-Bike and pedestrainamenties such as decroative paving, human scale street lighting, plazas, benches, landscaping, etc. be included in site development.

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.)

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:

(continued)

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 Due West 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 = 252

Peak flow = 630

Treatment plant: Northwest WRF

Plant capacity: ☒ Yes ☐ NO

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

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

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

Additional sewer comments: There is an existing on-site public sewer system and easement that may need to be relocated to avoid conflicting with the proposed structures.

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

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

Roadway	Location	Average daily trips (vpd)	Level of service
Due West Road	North of Old Hamilton Road	17,800	F

vpd = vehicles per day

Based on 2024 AADT counting data taken by GDOT, as published on their website, for Due West 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 major collector or 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 (KSF	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
945	Convenience Store/Gas Station (9-15 VFP)	5.04	122	123	**245**	126	126	**252**	**2,922**

vph = vehicles per hour, KSF = 1,000 square feet, VFP = vehicle fueling positions

**Fuel positions is the maximum number of vehicles that can be fueled simultaneously; 4 vehicles can currently be fueled simultaneously.*

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

Due West 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 dated April 2, 2026, this development does 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 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). 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 west side of Due West 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 Due West Road frontage. Recommended all reconstructed sidewalk 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.

4. Recommend driveways on Due West Road be designed and built 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.

5. Recommend development driveways be located a minimum of 100' straight-line distance (measured from driveway curb return to driveway curb return) from adjacent driveways on Due West Road per Development Standard 402.8.

6. Recommend applicant verify that minimum intersection sight distance is available for all Due West Road access points. 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.

7. Recommend Due West Road access points include a deceleration (right turn) lane, taper and/or improved curve radius to address safety because Due West 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 Cobb DOT approval.

8. 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.

9. 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 it is suitable in a view of the of the use and development of nearby properties. The applicant's proposal represents a clean-up of the non-conforming GC classification.

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 request would not have an effect on the usability of the adjacent or nearby properties. The convenience store and fuel sales use has served the community for decades.

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 policy and intent of the Cobb County Comprehensive Plan, which delineates this property to be within a Neighborhood Activity Center (NAC) future 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 supporting grounds for approving the applicant's rezoning proposal. The proposal is consistent with the Cobb County Comprehensive Plan, which delineates this property to be within a Neighborhood Activity Center. The proposed rezoning request is to clean up the non-conforming zoning district. The convenience store and fuel sales has been in existence at this address since 1978.

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:** _____

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

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

b) **Proposed building architecture:**
Updated look consistent with newer buildings in the corridor.

c) **Proposed hours/days of operation:**
Same as existing convenience store located on property

d) **List all requested variances:**
None

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

This request is to unify the lot under one zoning to allow for a new store to be built. The existing store will be demolished once new store is constructed.

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
MAY 06 2026
COBB COUNTY ZONING

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

March 4, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Rezoning Analysis Impact

Dear Board,

I represent, Aarish Group of Investment with their request to rezone the remaining area of 1.91-acre lot from NS to GC. The intent is to bring the entirety of the lot to be a single zoning category which would also allow for a new building that is consistent with the neighboring architecture to be built. Since this will not be a new business or use, but a replacement to the existing building we feel that there is no adverse impact to the surrounding properties. Also, we feel that this is a suitable request as it would make the lot a singular consistent zoning category that is in line with the existing use of the parcel.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

RECEIVED
MAY 06 2026
COBB COUNTY ZONING

300 W I PKWY, Dallas, GA, 30132
678.324.8291

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

June 15, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Environmental Site Analysis

Dear Board,

Conformance with the Comprehensive Plan

The subject property is withing the Neighborhood Activity Center (NAC) of the comprehensive plan land use map. With the intent to keep the same land use but bring the parcel under one unified zoning category, NRC, that is compatible with the land use plan we feel this project is conforming.

Environmental Impacts of Proposed Project

Wetlands

No wetlands appear on site through National wetlands inventory or field observation. According to national wetlands inventory there are no wetlands in the immediate surrounding area to the project, so no adverse effects are anticipated.

Floodplain

According to FEMA FIRM Panel NO. 13067C0083G no floodplain exists on subject property.

Streams

Through field observation no state waters were found on site.

Slopes

The site is mostly developed in its existing state and through field observation and GIS research, no steep slopes exist.

Vegetation (Endangered Species)

The developed site has minimal interior trees and some existing along the property lines. No endangered trees species exist on site. Tree removal will be kept to minimum during construction of a new building; all county tree ordinance will be observed including a buffer area between the subject parcel and adjacent residential uses.

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Wildlife

There are no critical habitats on site according to U.S. Fish and Wildlife Services. Through field observation no endangered species were deemed present. Due to minimal additional development on the parcel no impact on wildlife is expected.

Archeological/Historical

According to the state archaeological and historical GIS, GNAHRGIS, no such resources exist on site.

Project Implementation Measures

A. The project does not feature any environmentally sensitive areas.
B. The project will be developed in compliance with all county and state regulations for water quality design.
C. The proposed project will be the same use as existing development and therefore no additional impact on existing infrastructure is expected.
D. No archeological or historical resources exist on site according to State's GNAHRGIS.
E. Currently no environmentally stressed communities on site. The existing store will be demolished so a new one can be built and use same surrounding infrastructure.
F. The project will limit additional disturbance and impervious surface on site as much as possible and adhere to county regulations for landscape, buffers, and open space.
G. The proposed land use is same as existing and will not increase noise or lighting disturbance.
H. No existing parks or recreational space exist on site.
I. No critical habitats exist on site according US fish and wildlife services.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

05/20/26

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:
Must comply with NFPA 241 for maintaining safety during construction.

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%.

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)

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

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

June 15, 2026

Cobb County Board of Commissioners

RE: 3807 Due West Rd – Environmental Site Analysis

Dear Board,

Conformance with the Comprehensive Plan

The subject property is withing the Neighborhood Activity Center (NAC) of the comprehensive plan land use map. With the intent to keep the same land use but bring the parcel under one unified zoning category, NRC, that is compatible with the land use plan we feel this project is conforming.

Environmental Impacts of Proposed Project

Wetlands

No wetlands appear on site through National wetlands inventory or field observation. According to national wetlands inventory there are no wetlands in the immediate surrounding area to the project, so no adverse effects are anticipated.

Floodplain

According to FEMA FIRM Panel NO. 13067C0083G no floodplain exists on subject property.

Streams

Through field observation no state waters were found on site.

Slopes

The site is mostly developed in its existing state and through field observation and GIS research, no steep slopes exist.

Vegetation (Endangered Species)

The developed site has minimal interior trees and some existing along the property lines. No endangered trees species exist on site. Tree removal will be kept to minimum during construction of a new building; all county tree ordinance will be observed including a buffer area between the subject parcel and adjacent residential uses.

300 W I PKWY, Dallas, GA, 30132
678.324.8291

Wildlife

There are no critical habitats on site according to U.S. Fish and Wildlife Services. Through field observation no endangered species were deemed present. Due to minimal additional development on the parcel no impact on wildlife is expected.

Archeological/Historical

According to the state archaeological and historical GIS, GNAHRGIS, no such resources exist on site.

Project Implementation Measures

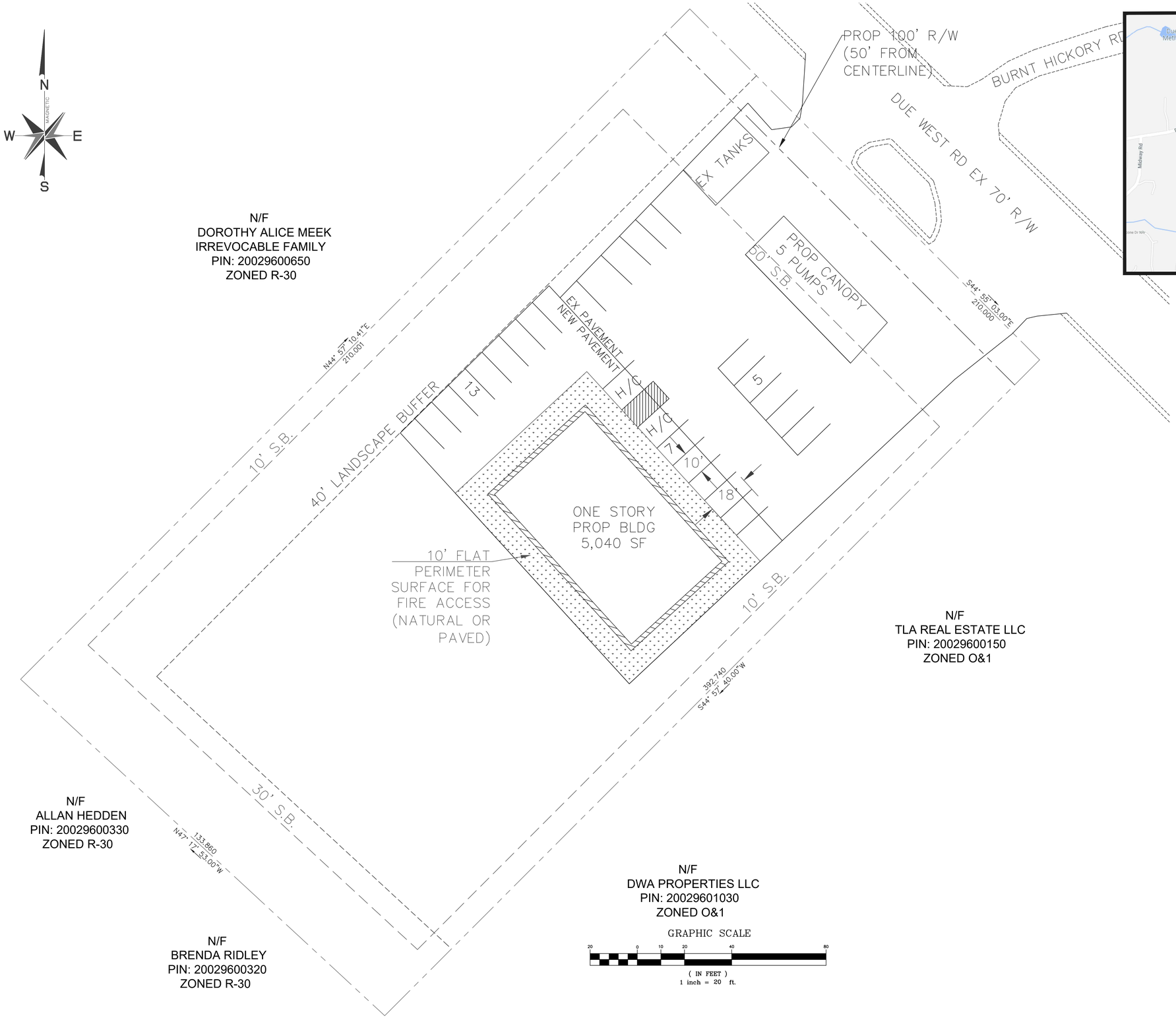
A. The project does not feature any environmentally sensitive areas.
B. The project will be developed in compliance with all county and state regulations for water quality design.
C. The proposed project will be the same use as existing development and therefore no additional impact on existing infrastructure is expected.
D. No archeological or historical resources exist on site according to State's GNAHRGIS.
E. Currently no environmentally stressed communities on site. The existing store will be demolished so a new one can be built and use same surrounding infrastructure.
F. The project will limit additional disturbance and impervious surface on site as much as possible and adhere to county regulations for landscape, buffers, and open space.
G. The proposed land use is same as existing and will not increase noise or lighting disturbance.
H. No existing parks or recreational space exist on site.
I. No critical habitats exist on site according US fish and wildlife services.

We thank you for your consideration of this application and look forward to our hearing process.

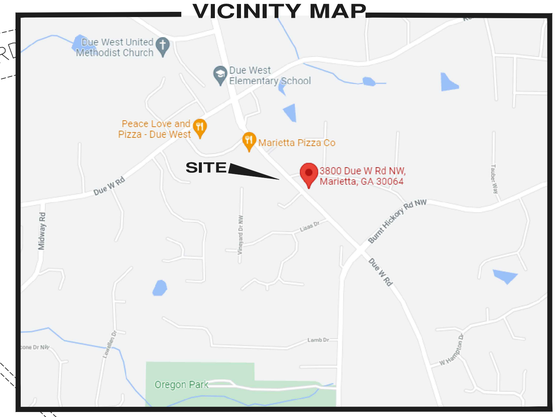
Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President



VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY

LOT S.F. : 83,358 S.F.
EXISTING IMPERVIOUS : 18,254 S.F. (21.90%)
PROPOSED IMPERVIOUS : 12,767 S.F.
TOTAL IMPERVIOUS COVERAGE: 31,021 S.F. (37.2%)

1. BOUNDARY INFORMATION SHOWN IS FROM A RETRACEMENT SURVEY COMPLETED BY ELITE SURVEYING USING AVAILABLE DEED INFORMATION

2. OWNER/DEVELOPER :
MK GROUP
24 HR. CONTACT: KASHIF RANA 678-485-9261

3. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

4. PROPOSED ZONING : GC
CURRENT ZONING : NS & GC
TOTAL SITE AREA = 1.91 ACRES

SETBACKS:
MIN. FRONT YARD = 50 FEET
MIN. SIDE YARD = 10 FEET
MIN. REAR YARD = 30 FEET
MIN. 20,000 S.F. LOT

5. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0083G DATED DECEMBER 16, 2008.

6. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

7. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

8. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.

9. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

PREPARED BY:
ELITE
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite 220
Acworth, GA 30101
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:
1	STAFF COMMENTS	7/26/24

REZONING PLAN FOR

3807 DUE WEST RD

LAND LOTS 296
20th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA

PREPARED FOR:
24 HR:
KASHIF RANA
(678) 485-9261

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	21185
DRAWING SCALE:	1"= 30'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	4/2/2026
SHEET	1 OF 1

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-26-2026

SITE BACKGROUND

Applicant	Campus Realty Advisors, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Chastain 300, LLC and Glen Chastain, LLC
Property Location	Located on the west side of Chastain Center Boulevard, south of Chastain Road
Address	100 and 300 Chastain Center Boulevard
Access to Property	Chastain Center Boulevard

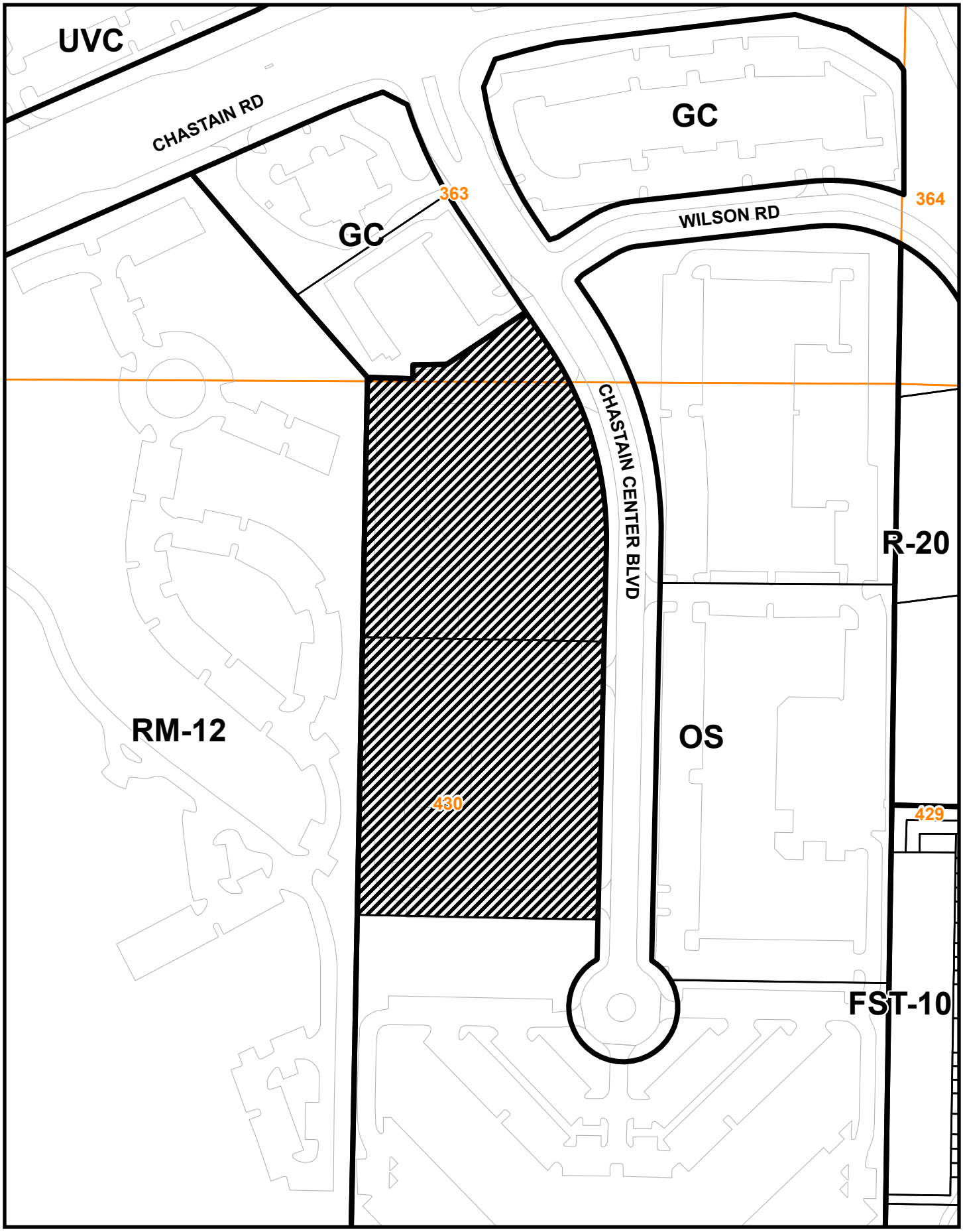
QUICK FACTS

Commission District	2 - Allen
Current Zoning	OS
Current Use of Property	Office
Proposed Zoning	RRC
Proposed Use	Purpose Built Student Housing
Future Land Use	RAC, off
Site Acreage	6.64
District	16
Land Lot	363, 430
Parcel #	16043000060, 16043000070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-26 2026 Map

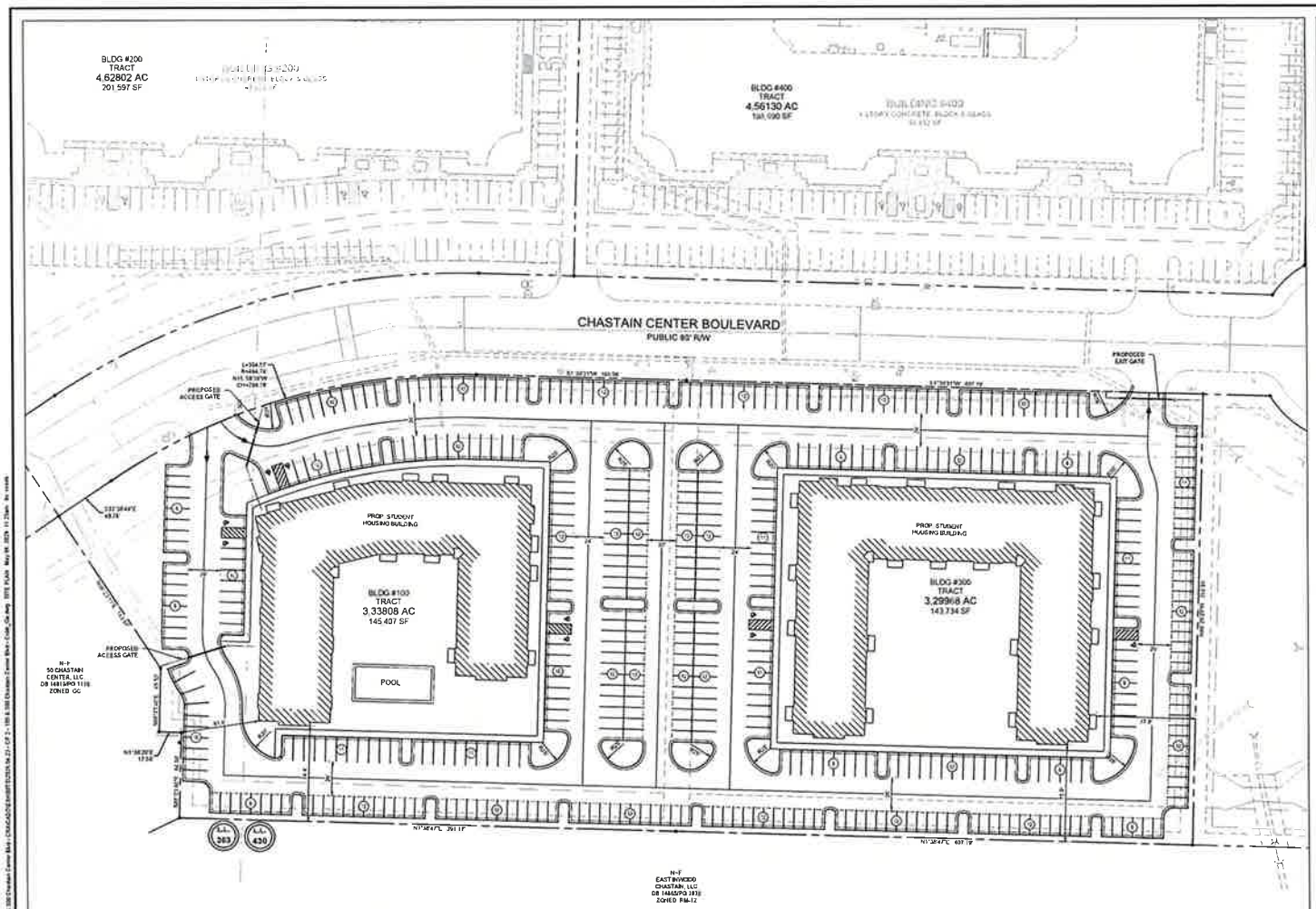


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 162.5 325 Feet

Zoning Boundary

City Boundary





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA	6.64 ACRES (289,141 S.F.)
IMPERVIOUS AREA	211,313 S.F. (69%)
ZONING CLASSIFICATION	
JURISDICTION	COBB COUNTY
CURRENT ZONING	RM
PROPOSED USE	PBSH
BUILDING SETBACKS	
FRONT	~'
SIDE	~'
REAR	~'
BUILDING SUMMARY	
BUILDING AREA	57,800 S.F.
BUILDING COVERAGE	20%
PARKING SUMMARY	
PARKING REQ.	(MIN) 1 SPACE/UNIT
	(MIN) 1 SPACE/300 UNITS) = 306 SPACES
PARKING PROV.	466 SPACES
COMPACT SPACES PROV.	163 SPACES (35%)
STANDARD STALL DIMENSIONS	8.5' x 18'
COMPACT STALL DIMENSIONS	8' x 16'
MIN. DRIVE WIDTH	26' (PERIMETER), 24' (INTERIOR)
MIN. HANDICAP PARKING	8 SPACES
HANDICAP PARKING PROV.	8 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/03/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0137D, DATED 12/16/2008

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE. SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

COBB COUNTY ZONING
MAY 07 2026
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MARIETTA, GA 30064
PHONE - 770.424.7188
FAX - 770.424.7193
www.gaskinslecraw.com
PEF005127

REVISIONS:

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 383 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:

GEORGIA INTERNATIONAL ENGINEER AARON C. COOK
CA/PDC LVL II CERT # 930406 — 5/6/2026

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 25' 50' 100'
SCALE: 1" = 50'

DESIGN INFO:

DRAWN BY	ACC
DESIGNED BY	ACC
REVIEWED BY	SDP
JOB #	6520015
DATE	04/17/26

ZONING PLAN

ZP-1

Z-26 2026 Aerial Map



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

0 162.5 325 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

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

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Studio to four-bedroom units ranging from 530 sf to 1,500 sf

b) **Proposed building architecture:** Two five-story buildings with 200 student residences totaling 588 bedrooms

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

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

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

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

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

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

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

Applicant is a fullly integrated developer, owner, and manager of purpose built student housing communities throughout the southeast. The Beacon, located in the City of Marietta, has been 100 percent occupied since opening in 2022 and is a prime example of Applicant's product and record of success.

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.

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ATTACHMENT TO APPLICATION FOR REZONING

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

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COUNTY ZONING

Applicant: Campus Realty Advisors, LLC
Titleholders: Glen Chastain, LLC;
Chastain 300, LLC

Tax Parcel Nos.: 16043000070; 16043000060

IMPACT ANALYSIS STATEMENT

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

(a) This Application for Rezoning seeks rezoning of approximately 6.64 acres located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lot 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"). The Property is currently zoned Office Services ("OS"). Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for development as purpose built student housing. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and use and development of properties in close proximity and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential, including multi-family, retail, office, commercial, and public/institutional purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Chastain Road, George Busbee Parkway, Chastain Meadows Parkway, Barrett Parkway, and interstate connectivity. Additionally, the close proximity to the main campus of Kennesaw State University and related functions makes it uniquely situated to the proposed purpose built student housing development. Given the very nature of the area and the diversity of zonings and uses in the area, the proposed rezoning and development would be compatible with surrounding properties and the area as a whole.

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

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

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

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

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

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Cobb County Environmental Site Analysis: 100-300 Chastain Center Boulevard

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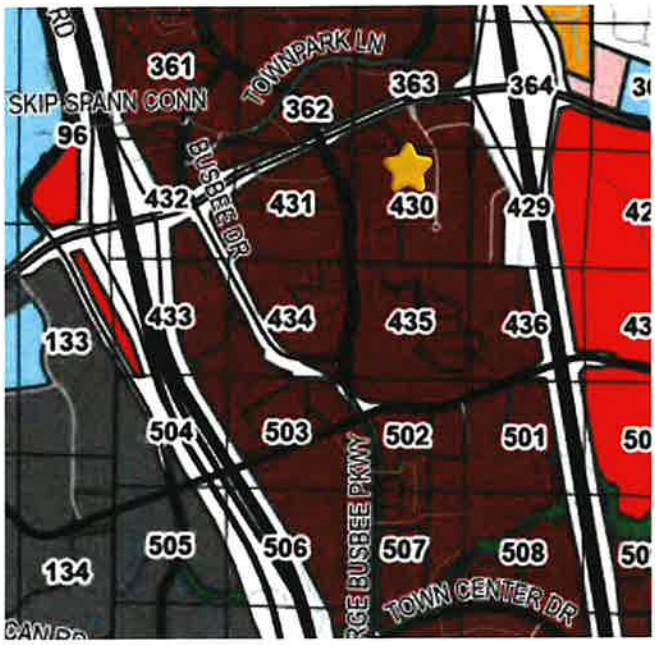
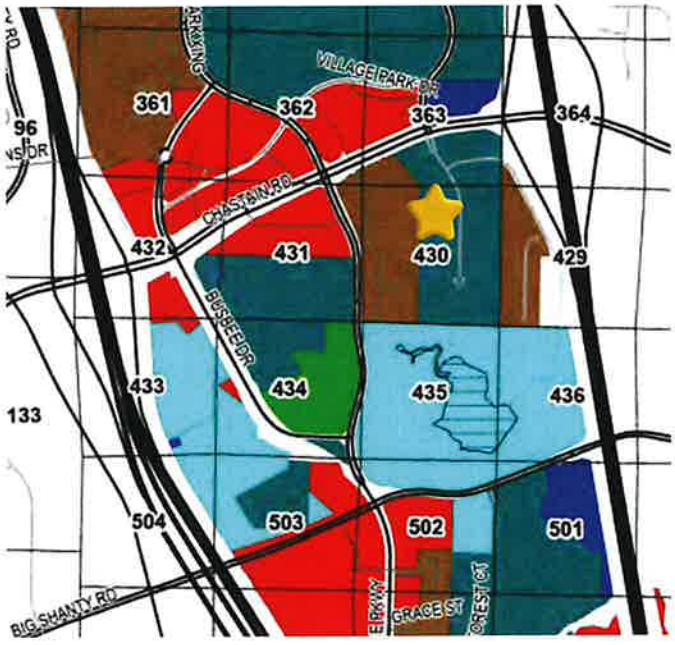
COBB COUNTY ZONING

1. Conformance with the Comprehensive Plan

The project conforms with the Comprehensive Land Use Plan, locating much needed purpose-built student housing on parcels located within the Town Center Mall Regional Activity Center (RAC). The project site is marked with a star on the 2025 FLUP map & RAC sub-area map excerpts below.





The current RAC Sub-area classification of the parcels is Office. Per the Future Land Use Guidelines for RAC-off, "Mid- or high-rise residential developments are also appropriate in this category." There are multiple nearby parcels with the High-Density Residential Sub-area classification (RAC-hdr), including the property immediately to the west of the project.

2. Environmental impacts of the proposed project

a. Wetlands
   - Not applicable – No wetlands are evident on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

b. Floodplain
   - Not applicable – No floodplain is present on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

c. Streams/stream buffers
   - Not applicable – No streams or associated jurisdictional stream buffers are present on the site

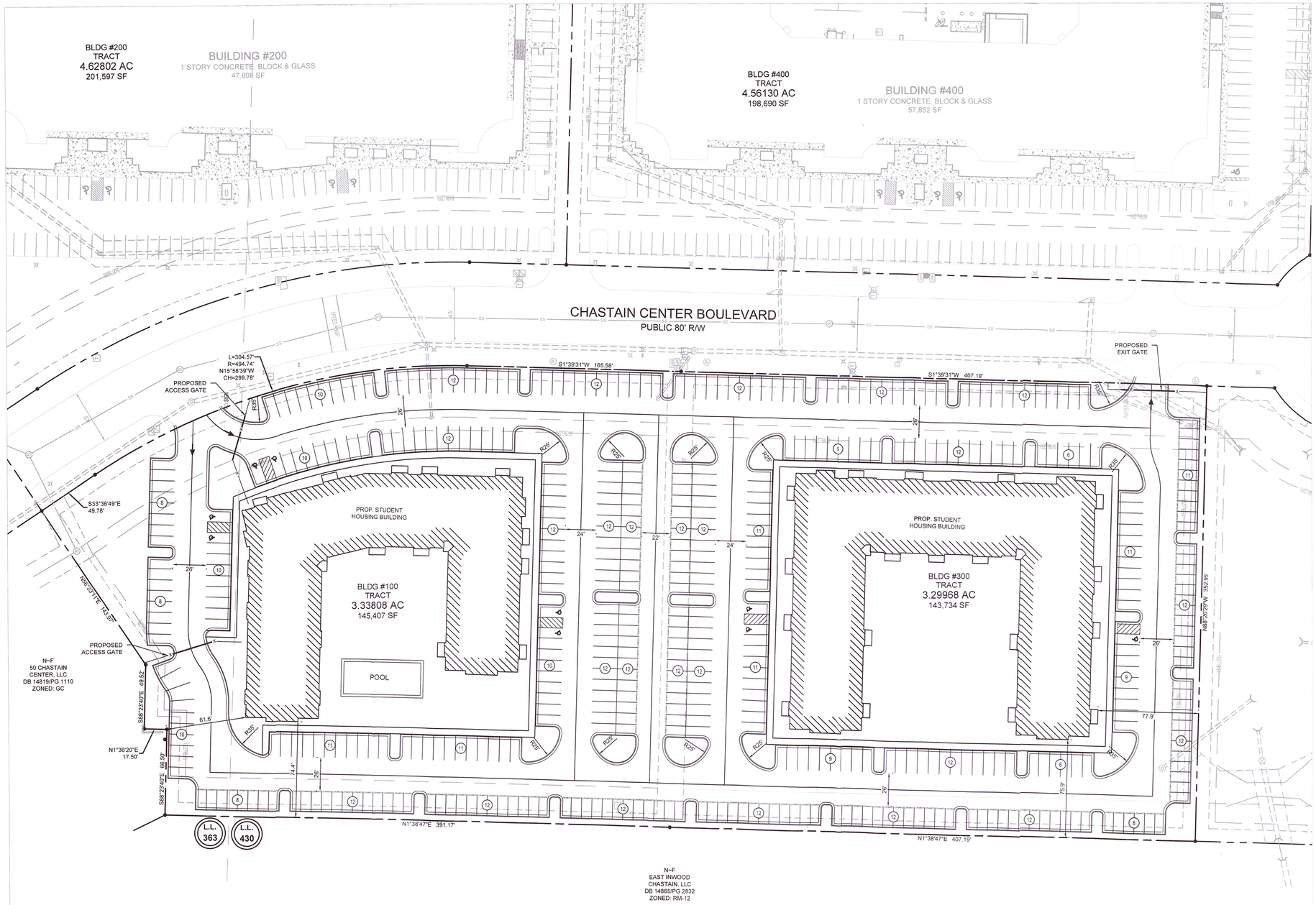
d. Slopes greater than 25 percent
    - Based on information obtained from publicly available topographic maps, only a small portion of the existing project on the perimeter (2% of the overall site area) is sloped more than 25%. All of the areas in question are between 25% and 50% slopes.
e. Vegetation (including endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered vegetation species are not evident, particularly since impervious surface covers approximately 75% of the site.
f. Wildlife Species (including fish and endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered wildlife species are not evident, particularly since impervious surface covers approximately 75% of the site.
g. Archaeological/Historical Sites
    - Not applicable – No archaeological or historical buildings or artifacts are evident on the project site. The site has been fully developed and in use as an office/service establishment.

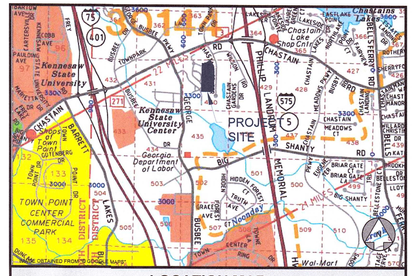
3. Project implementation measures

a. The site is currently fully developed as an office/services development. There are no obvious environmentally sensitive areas (wetlands, floodplain, large slopes exceeding 25 percent, stream buffers), particularly since impervious surface covers approximately 75% of the site.
b. Water quality requirements were not required when this site was first developed in the mid-1980s. In the event 5,000 square feet or more of the current impervious surfaces are exposed to natural soil during construction, water quality best management practices will be implemented for the redeveloped site in accordance with the Georgia Soil and Water Conservation Committee (GSWCC) manual.
c. Existing infrastructure (Chastain Center Boulevard), Cobb County Water infrastructure (water and sewer) will be used for the development. The water meter vault and fire service connections may change to accommodate the specific aspects of the planned development. No adverse impacts are anticipated for the existing infrastructure components.
d. Since the site is currently fully developed, we do not anticipate any negative impacts to historical or archaeological items within the site.

e. The planned development will not expose community areas to public or private municipal solid waste facilities, airports railroads, quarries or manufacturing facilities. The planned use will be for student housing which is needed in the vicinity of Kennesaw State University.
f. With the development of the student housing facilities, common areas in the form of landscaped and hardscaped amenities are proposed for the enjoyment of the residents within the development.
g. To the immediate west of the planned development are apartments which is a similar type development for student housing. Care will be taken to address lighting and noise from the subject development. A tree buffer currently exists on the adjoining property with a variable width, but no less than 25-feet.
h. Currently, no parks or recreational green space exists on the property. Planning for recreational areas for the residents of the subject development will be part of the design process.
i. The current developed site is not conducive to wildlife habitats. No additional development activities are planned to disrupt any wildlife habitats.

Z-26





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	6.64 ACRES (289,141 S.F.)
IMPERVIOUS AREA:	231,313 S.F. (80%)
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY
CURRENT ZONING:	OS
PROPOSED USE:	PBSH
BUILDING SETBACKS	
FRONT:	-'
SIDE:	-'
REAR:	-'
BUILDING SUMMARY	
BUILDING AREA:	57,800 S.F.
BUILDING COVERAGE:	20%
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACE/UNIT
	(MIN) 1 SPACE(300 UNITS) = 300 SPACES
PARKING PROV.:	485 SPACES
COMPACT SPACES PROV.:	169 SPACES (35%)
STANDARD STALL DIMENSIONS:	8.5' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
MIN. DRIVE WIDTH:	26' (PERIMETER); 24' (INTERIOR)
MIN. HANDICAP PARKING:	9 SPACES
HANDICAP PARKING PROV.:	9 SPACES

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COBB COUNTY ZONING

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/03/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0037G, DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

PREPARED IN THE OFFICE OF:
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a PAPE-DAWSON company

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MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
1			
1			
1			
1			

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK
54558
5/6/2026
GASWCC LVL II CERT # 93666

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 20' 40' 80'
SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY:	ACC
DESIGNED BY:	ACC
REVIEWED BY:	SDP
JOB #:	65920005
DATE:	04/27/26

ZONING PLAN

ZP-1

Drawing name: C:\Users\ccook\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\65920005 - 100 & 300 Chastain Center Blvd - CRA\CAD\DEV\HBITS\30308.04.23 - CP 2 - 100 & 300 Chastain Center Blvd - Cobb_Ga.dwg SITE PLAN May 06, 2026, 11:25am by ccook

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-26-2026

SITE BACKGROUND

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Phone	Contact Zoning Office
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Property Location	Located on the west side of Chastain Center Boulevard, south of Chastain Road
Address	100 and 300 Chastain Center Boulevard
Access to Property	Chastain Center Boulevard

QUICK FACTS

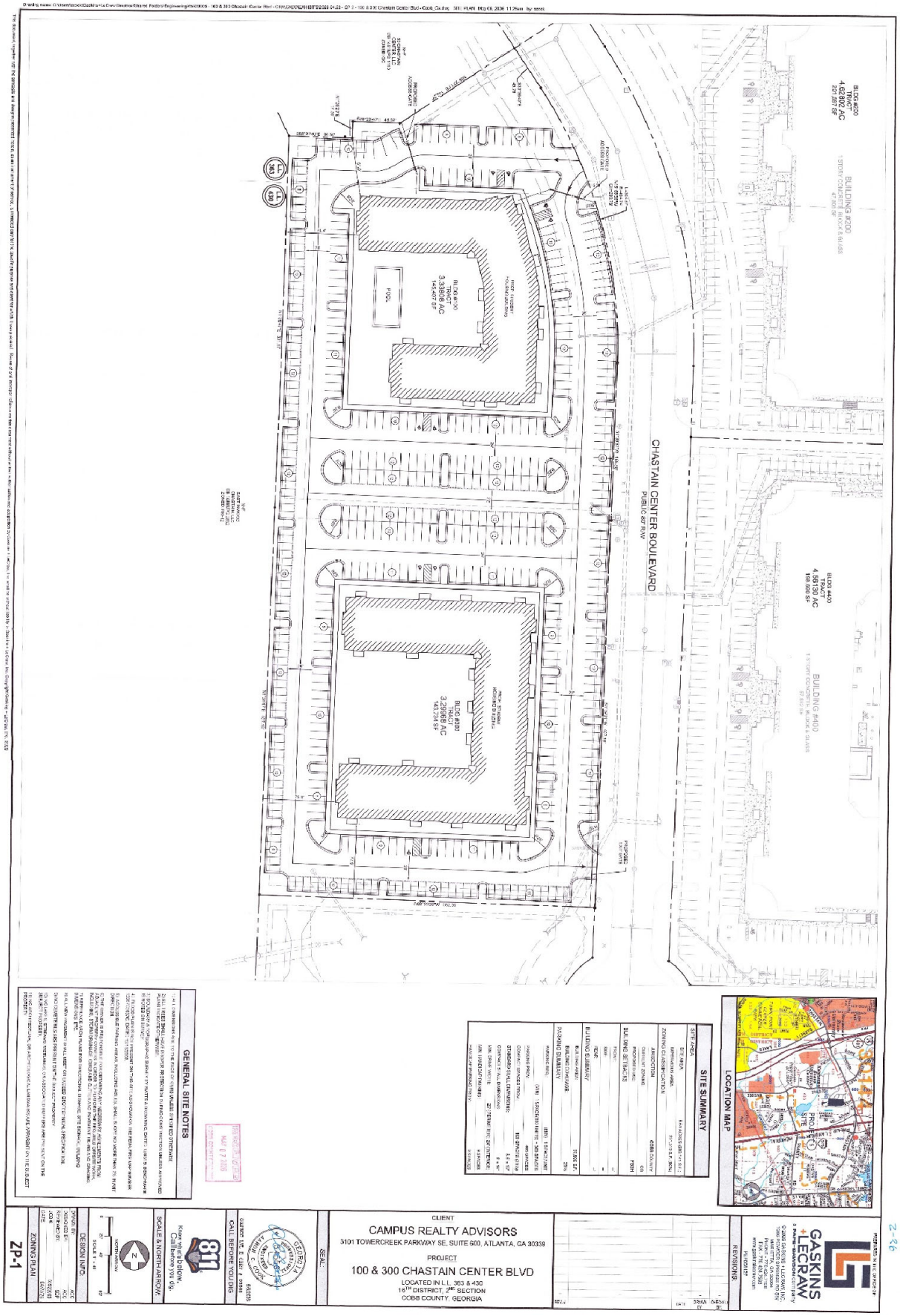
Commission District	2 - Allen
Current Zoning	OS
Current Use of Property	Office
Proposed Zoning	RRC
Proposed Use	Purpose Built Student Housing
Future Land Use	RAC
Site Acreage	6.64
District	16
Land Lot	363, 430
Parcel #	16043000060, 16043000070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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

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

1. Site Plan received by the Zoning Division on May 7, 2026, with the District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture and elevations that demonstrate considerations designed to minimize the transfer of noise prior to permitting;
3. Maximum building height of 55 feet;
4. Applicant shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED) and District Commissioner approval (security plan shall be reviewed and updated annually thereafter);
5. Applicant shall coordinate with Kennesaw State University to develop a transportation and shuttle agreement to be approved by the District Commissioner and filed with Cobb County Community Development prior to permitting;
6. On-site management shall be required, 24 hours per day, seven (7) days per week;
7. Variances as stated in the Zoning comments and recommendations, except impervious surface variance. Applicant to either reduce impervious surface to 70% or provide stormwater controls to have an effective impervious surface of 70%;
8. Fire Department comments and recommendations;
9. Stormwater Management Division comments and recommendations;
10. Water and Sewer Division comments and recommendations; and
11. Department of Transportation comments and recommendations.


CHASTAIN CENTER BOULEVARD
PUBLIC 80' R/W
BUILDING #200
BUILDING #400
BLDG #400
TRACT
3.33808 AC
145,407 SF
BLDG #300
TRACT
3.29988 AC
143,734 SF
POOL
GENERAL SITE NOTES
SITE SUMMARY
LOCATION MAP
CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339
PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SEAL:
REVISIONS:
GASKINS + LECRAW
ZONING PLAN
ZP-1
DESIGN INFO:
SCALE & NORTH ARROW:
CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.
2-26

Z-26 2026 Aerial Map



North

Zoning: GC / Chastain Center Business Park

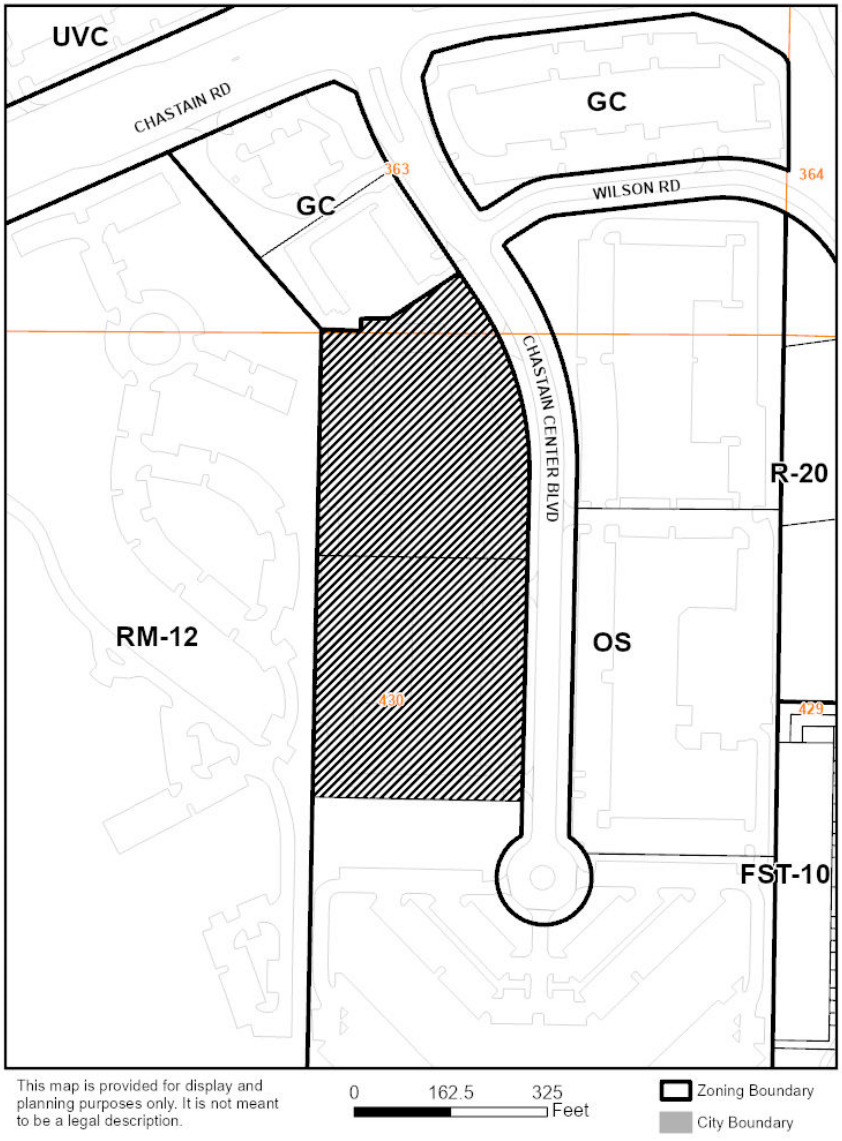
Future Land Use: RAC

WEST

Zoning: RM-12 / The Mill at Chastain Apartment Complex

Future Land Use: RAC

Z-26 2026 Map



EAST

Zoning: OS / Chastain Center Business Park

Future Land Use: RAC

SOUTH

Zoning: OS / Chastain Center Business Park owned by Kennesaw State University

Future Land Use: RAC

Current zoning district for the property

The OS district is established to provide locations for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, odors or radiation and are located entirely within an enclosed building which do not involve manufacturing or fabrication of any product. No principal retail sales are allowed unless specified in this section. These uses are allowed on properties delineated within a RAC category, ICA category or an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Limited special exception uses may be allowed on properties delineated within a Neighborhood Activity Center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, and as may be amended from time to time.

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 a rezoning of a 6.64-acre site from the OS office/service district to the RRC regional retail commercial district for the development of a Purpose-Built Student House (PBSH) community serving students of nearby Kennesaw State University. The proposed development would combine two (2) existing parcels into a single lot and replace the existing structures with two (2) five (5)-story buildings containing 200 units, ranging from studio to four (4)-bedroom layouts, for a total of 588 beds (294 equivalent dwelling units). The proposed density is 44.28 units per acre. The development would provide 485 surface parking spaces and associated student housing amenities. Concurrent zoning requests include a request for a Special Land Use Permit for PBSH use, as well as variances to allow principal access from a local road and to increase the maximum allowable impervious lot coverage from 70% to 80%.

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 294 equivalent apartment units
Net density: 44.28
Increase of units: 294
Acres of floodplain/wetlands: 0
Impervious surface shown: 80%
Proposed # of buildings**:** 2
Proposed # of stories: 5
Total sq. footage of development: 289,000
Floor area ratio: 1.00
Square footage per acre: 43,524
Required parking spaces: 294
Proposed parking spaces: 485
Acres in floodplain or wetlands: 0
Impervious surface shown: 80%

Are there any zoning variances?

Yes;

1. To allow principal access from a local road (Chastain Center Blvd); and
2. To increase the maximum allowable impervious coverage from the required 70% to 80%.

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

No.

Z-26-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

7/7/2026

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

Z-26-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 100 & 300 Chastain Center Boulevard (South of Chastain Rd)
2. District: 2
3. Existing Zoning: OS — Existing Allowable Impervious Coverage: 80%
4. Proposed Zoning: RRC — Allowable Future Impervious Coverage: 80%
5. Future Land Use: RAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No / Yes; Zone:
2. FEMA Map Number:

Stormwater Information

1. Drainage Basin: Noonday Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
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: No
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 currently developed with two large office buildings and associated parking.

2. Downstream Description: Stormwater discharges from the site into an existing, offsite detention pond located to the south of the development. Runoff from the detention pond enters a tributary to Noonday Creek and flows into Noonday Creek Structure No. 16 approximately 2,200' downstream.

3. Potential or known drainage problems may exist downstream from this site.

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. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".

2. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.
    - Location: Noonday Creek Structure No. 16 (Within the KSU Sports & Recreation Park)

3. Existing stormwater management ponds shall be modeled hydrologically to establish and maintain the existing base flow(s) as the pre-developed condition for the site runoff. **(This is performed as a comparison to modeling the site as CN=55 in the pre-developed condition, which is simulating the site as undeveloped. The lower of the two pre-developed condition flowrates would be used for design purposes.)**

4. Existing stormwater management facilities shall be inspected prior to permitting. A current inspection report shall be furnished at the time of plan review and permitting. If deficiencies are discovered; corrective maintenance may be required and included as a part of the project scope and land disturbance permit.

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. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

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

4. Recommend a pre-design concept meeting with Cobb County Stormwater

(continued)

Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.

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

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

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

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

Special Conditions

1. The dumpster pad on this site must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. The condition of the offsite detention pond receiving runoff from this site should be assessed to determine what maintenance may be required to ensure its continued function. The existing pond construction appears to date to 1988 approximately. Coordination with the pond owner would be required to facilitate any maintenance activities.
3. If it is intended for the onsite storm drain pipe system to be retained, it must be inspected to determine it's condition and whether it merits saving. It's construction also dates to 1988, so it is likely at or near the end of its useful life.

6/3/2026

Comprehensive Plan Future Land Use Designation: Regional Activity Center
The subject tract is within the Regional Activity Center (RAC). The RAC provides for areas that can support a high intensity of development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. The Regional Activity Center designation contains Sub-Area Classifications.

Future Land Use Sub-Category? RAC-office
Office developments are considered the most appropriate development in the RAC-office (RAC-off) sub-category. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

☒ 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 ☐ Yes ☒ No

(continued)

Program?

(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

Comments: Subject site is within the McCollum Airport Traffic Pattern Zone

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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): 8" on Chastain Center Blvd

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 = 38,220

Peak flow = 95,550

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
Chastain Center Boulevard	Local	25	Cobb County	50’

Roadway	Location	Average daily trips (vpd)	Level of service
Chastain Center Boulevard	NA	NA	NA

vpd = vehicles per day, NA = not available

Traffic counting data not available for Chastain Center Boulevard.

ITE Land Use	Description	Expected Size (Bedrooms)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
226	Off-Campus Student Apartment (Mid-Rise) (4-10 floors)	588	25	30	**55**	75	85	**160**	**1,680**

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 modified by data available for ITE Land Use 225 Off-Campus Student Apartment (Low-Rise) located more than ½ mile from campus.

Comments and observations

Chastain Center Boulevard is classified as a local road 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 27, 2026, this development does require a traffic study submittal. A traffic Submittal 1 (dated April 7, 2026) was received for this development and approved. A traffic Submittal 2 study (dated May 26, 2026) was then received by Cobb DOT and approved on June 23, 2026. The traffic study requirement can be considered **satisfied** for this application.

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. A traffic Submittal 1 (dated April 7, 2026) was received for this development and comments were provided on April 24, 2026. A revised Submittal 1 was received on May 1, 2026, and the full Submittal 2 was received on May 26. 2026. The traffic study requirement can be considered **satisfied** for this application.

(continued)

2. Recommend replacing disturbed curb, gutter, and sidewalk along the Chastain Center Boulevard. 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.

3. Cobb County DOT Airport Manager will require additional information from the developer. This requirement is triggered by for 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.

4. Recommend any gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.

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 proposed site is adjacent to existing offices to the north, east, and south, and abuts a multifamily residential development to the west.

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. As mentioned, other immediately adjacent properties are developed for offices and a similar multifamily residential use.

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 Regional Activity Center (RAC) future land use category, with a subarea classification of office (RAC-off). The proposed use is supported by the plan in that RAC-off states that "mid- or high-rise residential developments are also appropriate." The intended use of Purpose-Built Student Housing is meant to be located within the RAC future 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. A Safety/Security Plan will be developed in cooperation with the Cobb County Police Department and provided as required by Code.

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 - 07/07/2026
BOC - 07/21/2026

Summary of Intent for Rezoning*

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

a) **Proposed unit square-footage(s):** Studio to four-bedroom units ranging from 530 sf to 1,500 sf

b) **Proposed building architecture:** Two five-story buildings with 200 student residences totaling 588 bedrooms

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

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

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

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

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

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

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

Applicant is a fullly integrated developer, owner, and manager of purpose built student housing communities throughout the southeast. The Beacon, located in the City of Marietta, has been 100 percent occupied since opening in 2022 and is a prime example of Applicant's product and record of success.

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.

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COBB COUNTY ZONING

ATTACHMENT TO APPLICATION FOR REZONING

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

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MAY 07 2026
COUNTY ZONING

Applicant: Campus Realty Advisors, LLC
Titleholders: Glen Chastain, LLC;
Chastain 300, LLC

Tax Parcel Nos.: 16043000070; 16043000060

IMPACT ANALYSIS STATEMENT

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

(a) This Application for Rezoning seeks rezoning of approximately 6.64 acres located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lot 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"). The Property is currently zoned Office Services ("OS"). Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for development as purpose built student housing. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and use and development of properties in close proximity and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential, including multi-family, retail, office, commercial, and public/institutional purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Chastain Road, George Busbee Parkway, Chastain Meadows Parkway, Barrett Parkway, and interstate connectivity. Additionally, the close proximity to the main campus of Kennesaw State University and related functions makes it uniquely situated to the proposed purpose built student housing development. Given the very nature of the area and the diversity of zonings and uses in the area, the proposed rezoning and development would be compatible with surrounding properties and the area as a whole.

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

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

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

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

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

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COBB COUNTY ZONING

Cobb County Environmental Site Analysis: 100-300 Chastain Center Boulevard

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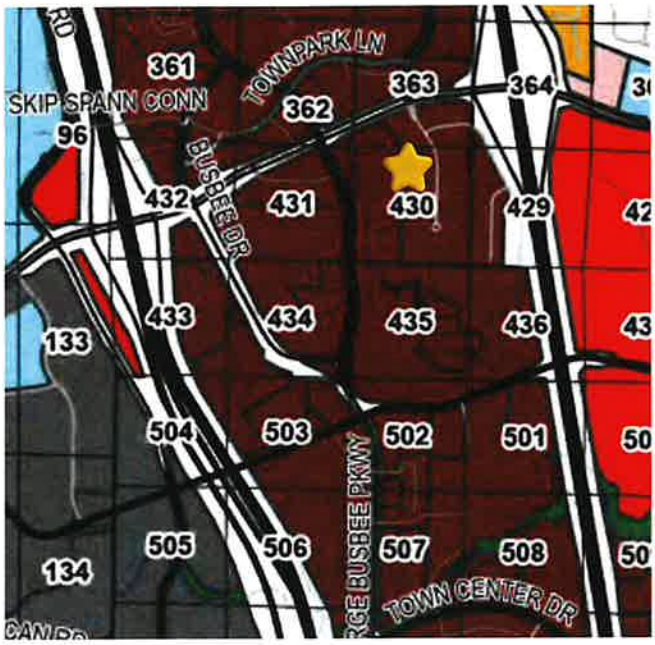
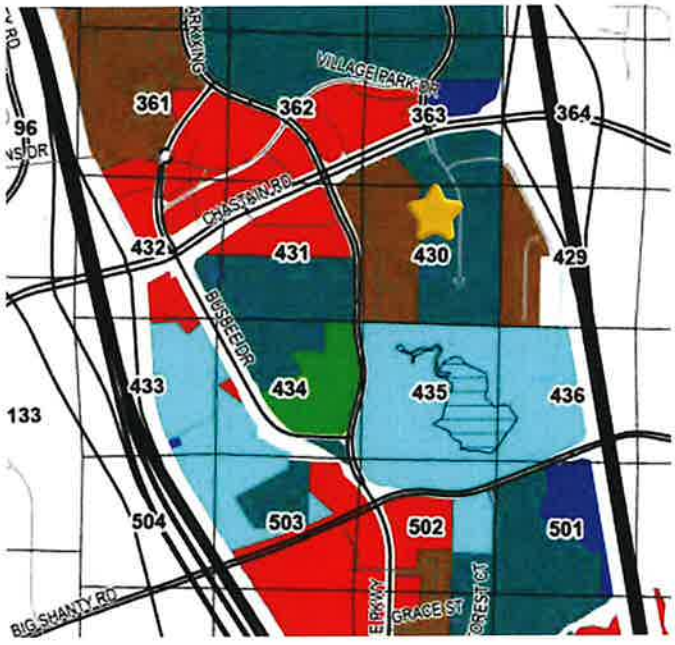
COBB COUNTY ZONING

1. Conformance with the Comprehensive Plan

The project conforms with the Comprehensive Land Use Plan, locating much needed purpose-built student housing on parcels located within the Town Center Mall Regional Activity Center (RAC). The project site is marked with a star on the 2025 FLUP map & RAC sub-area map excerpts below.





The current RAC Sub-area classification of the parcels is Office. Per the Future Land Use Guidelines for RAC-off, "Mid- or high-rise residential developments are also appropriate in this category." There are multiple nearby parcels with the High-Density Residential Sub-area classification (RAC-hdr), including the property immediately to the west of the project.

2. Environmental impacts of the proposed project

a. Wetlands
   - Not applicable – No wetlands are evident on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

b. Floodplain
   - Not applicable – No floodplain is present on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

c. Streams/stream buffers
   - Not applicable – No streams or associated jurisdictional stream buffers are present on the site

d. Slopes greater than 25 percent
    - Based on information obtained from publicly available topographic maps, only a small portion of the existing project on the perimeter (2% of the overall site area) is sloped more than 25%. All of the areas in question are between 25% and 50% slopes.
e. Vegetation (including endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered vegetation species are not evident, particularly since impervious surface covers approximately 75% of the site.
f. Wildlife Species (including fish and endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered wildlife species are not evident, particularly since impervious surface covers approximately 75% of the site.
g. Archaeological/Historical Sites
    - Not applicable – No archaeological or historical buildings or artifacts are evident on the project site. The site has been fully developed and in use as an office/service establishment.

3. Project implementation measures

a. The site is currently fully developed as an office/services development. There are no obvious environmentally sensitive areas (wetlands, floodplain, large slopes exceeding 25 percent, stream buffers), particularly since impervious surface covers approximately 75% of the site.
b. Water quality requirements were not required when this site was first developed in the mid-1980s. In the event 5,000 square feet or more of the current impervious surfaces are exposed to natural soil during construction, water quality best management practices will be implemented for the redeveloped site in accordance with the Georgia Soil and Water Conservation Committee (GSWCC) manual.
c. Existing infrastructure (Chastain Center Boulevard), Cobb County Water infrastructure (water and sewer) will be used for the development. The water meter vault and fire service connections may change to accommodate the specific aspects of the planned development. No adverse impacts are anticipated for the existing infrastructure components.
d. Since the site is currently fully developed, we do not anticipate any negative impacts to historical or archaeological items within the site.

e. The planned development will not expose community areas to public or private municipal solid waste facilities, airports railroads, quarries or manufacturing facilities. The planned use will be for student housing which is needed in the vicinity of Kennesaw State University.
f. With the development of the student housing facilities, common areas in the form of landscaped and hardscaped amenities are proposed for the enjoyment of the residents within the development.
g. To the immediate west of the planned development are apartments which is a similar type development for student housing. Care will be taken to address lighting and noise from the subject development. A tree buffer currently exists on the adjoining property with a variable width, but no less than 25-feet.
h. Currently, no parks or recreational green space exists on the property. Planning for recreational areas for the residents of the subject development will be part of the design process.
i. The current developed site is not conducive to wildlife habitats. No additional development activities are planned to disrupt any wildlife habitats.

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 57

Hearing Date 3-18-86

Applicant CA Investors, Ltd. c/o Carter & Associates, Inc. (business name) Business Phone 888-3000 Home Phone 231-7940

Ric Felker (representative's name, printed) Address 1275 Peachtree Street, N.E., Atlanta, GA 30367

(representative's signature) Business Phone 888-3142 Home Phone 231-7940

Titleholder Argonaut Associates, Ltd c/o Taylor & Mathis Business Phone 394-0222 Home Phone 233-4486

Signature (attach additional signatures, if needed) Address 10 Perimeter Center East, Ste. 2006
P.O. Box 88185
Atlanta, Georgia 30338

Zoning Request From LI NS (present zoning) To OS GC (proposed zoning)

For the Purpose of office - service business park (subdivision, restaurant, warehouse, apts., etc.) Size of Tract 26.738 acre(s) Tract I
.378 (2)
2.214 (3)
1.360 (4)

Location Chastain Road (south side) - just west of I-575 (street address, if applicable, nearest intersection, etc.)

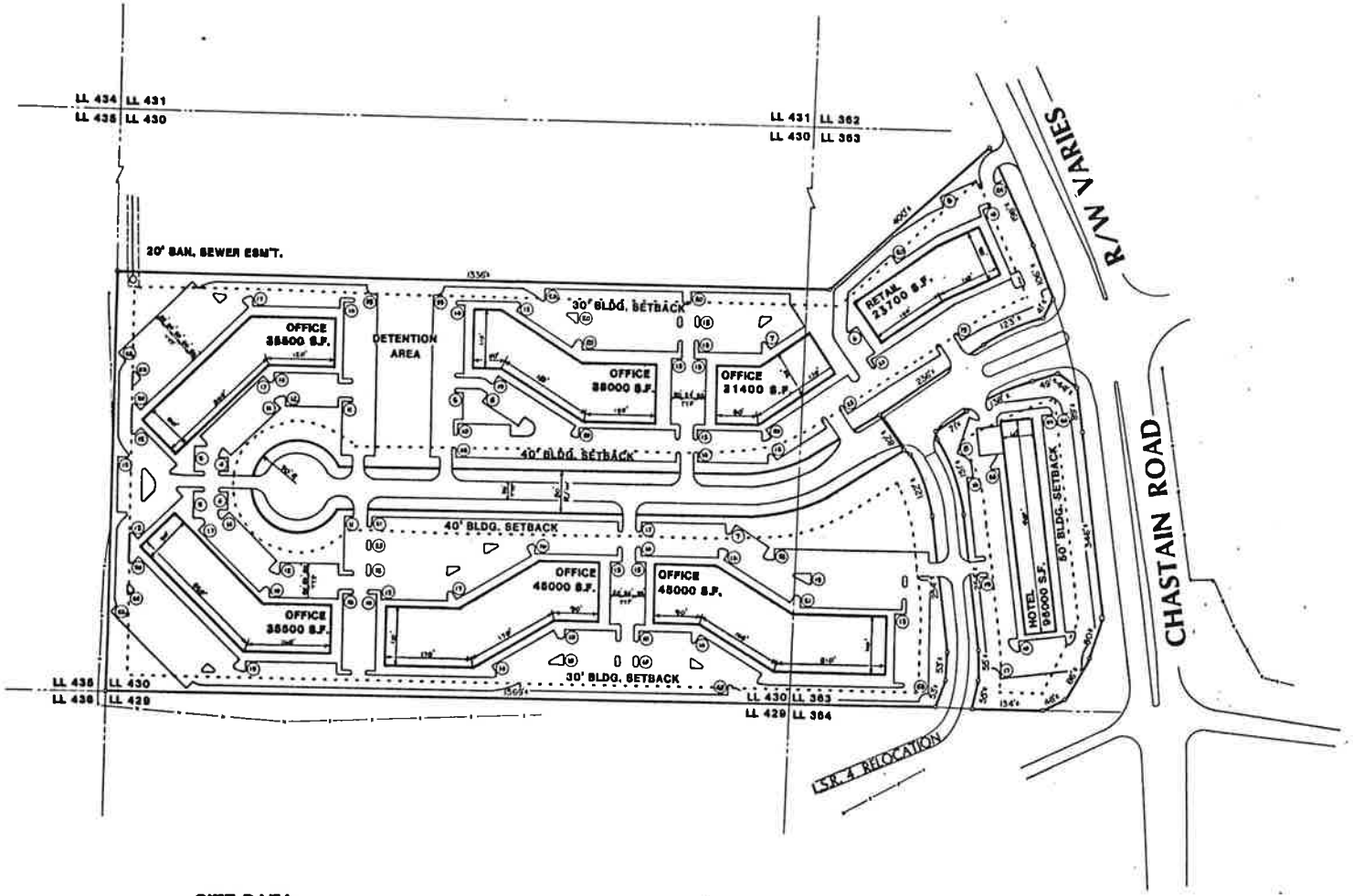
Land Lot(s) 363 & 430 District 16

Recommendation of Planning Commission 3-18-86, Planning Commission recommended application be approved subject ~~to business park building having masonry~~ exteriors and no outside storage. Motion by Brown, seconded by Jones; carried 5-0.

Henley A. Hamrick Jr. Chairman

Board of Commissioners' Decision 3-18-86, Board of Commissioners approved application as stated above including the Cobb DOT comments, ~~if the applicant is not agreeable to the traffic comments then the final plans will be presented back to the Board of Commissioners for their final approval.~~ Motion by Paschal, seconded by Thompson; carried 5-0.

Earl E. Smith Chairman



SITE DATA

USE	AREA	PARKING RATIO
OFFICE/SERVICE	220,400	1/200
RETAIL	23,700	1/200
HOTEL	96,000	1.25/UNIT

PARKING SPACES REQUIRED 1,415
PARKING SPACES PROPOSED 1,596

SITE AREA 32.52 AC.

NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PER FIRM PANEL 130052-0025 A.

SCALE 1" = 100'

EXISTING ZONING LI, NS
PROPOSED ZONING OS,GC

REV 1/2/86 RETAIL BLDG.

ZONING MASTER PLAN

LOCATED IN LAND LOTS 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

CHASTAIN CENTER

HENSLEY-SCHMIDT, INC.
DWG NO 7990
SHEET 1 OF 1

APPLICANT CA Investors, Ltd 888-3000
c/o Carter & Assoicates, Inc.

TITLEHOLDER Argonaut Associates, Ltd
c/o Taylor & Mathis

REPRESENTATIVE Ric Felker 888-3142 or 231-7940

PROPERTY LOCATION Located on the south side of Chastain Road, west of I-575

CONTIGUOUS STREETS

ACCESS TO PROPERTY Chastain Road

PHYSICAL CHARACTERISTICS OF SITE Single family houses, wooded and undeveloped

PETITION NO. 57

DATE OF HEARING March 18, 1986

PRESENT ZONING LI, NS & GC

PROPOSED ZONING OS & GC

PROPOSED USE Office/Service Business Park

SIZE OF TRACT 32.52 acres

DISTRICT 16th

LAND LOT(S) 363 & 430

TAXES PAID X DUE

COMMISSION DISTRICT Western

CONTIGUOUS ZONING/DEVELOPMENT

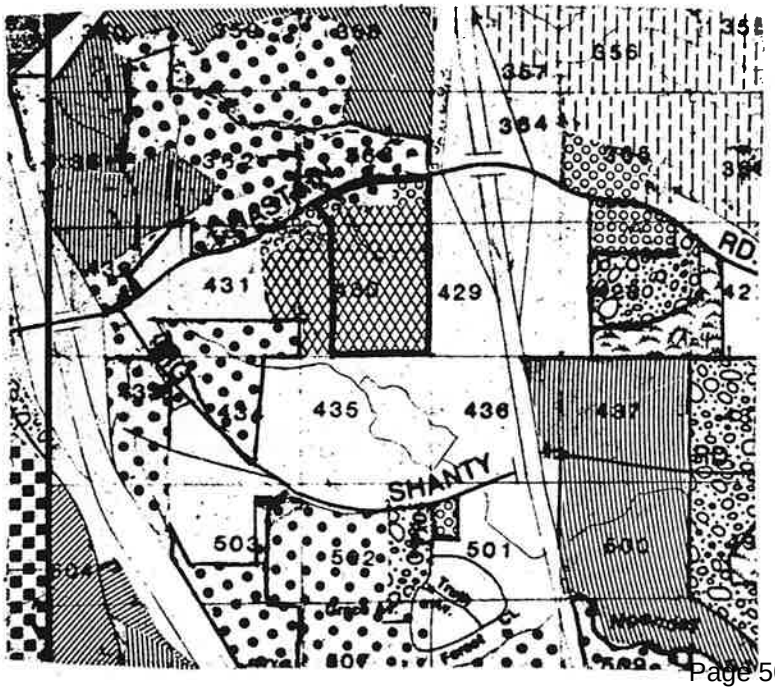
NORTH-GC/wooded and undeveloped
SOUTH-R-20/wooded and undeveloped
EAST-R-20/wooded and I-575
WEST-GC, NS & LI/single family houses, wooded and undeveloped

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

PLANNING COMMISSION RECOMMENDATION
APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

BOARD OF COMMISSIONERS DECISION
APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

STIPULATIONS:



APPLICANT CA Investors, Ltd

PETITION NO. 57

PRESENT ZONING LI, NS & GC

PETITION FOR OS & GC

* * * \

APPLICANT CA Investors, Ltd PETITION NO. 57

PRESENT ZONING LI, NS & GC PETITION FOR OS & GC

WATER COMMENTS:

Available at Development X Yes ___ No If no, distance to nearest main N/A

Size of Main and Location 16" Chastain Rd. Fire Flow Test Required ___ Yes X No

Additional Comments:

SEWER COMMENTS:

Available at Development ** In Basin ** Location **

Distance from Development ___ Est. Waste Generation ** ADF ** Peak

Flow Study Required ___ Yes X No Treatment Plant Noonday X adequate ___ inadequate

Suitable for Individual Sewage Disposal System ___ Yes* X No

Developer will be responsible for connecting to the existing county mains, installing the necessary connection lines, obtaining the necessary easements, and dedicating the on and/or off site water and sewer to Cobb County, as may be required.

*Individual sewage disposal systems are subject to approval by the Cobb County Health Department.

Additional Comments: ** Sewer line under construction. Unable to determine flow.

SCHOOL COMMENTS:

Area Schools	Instructional Units Available	# Of Teachers Assigned	Active Daily Attendance	Capacity

No comments

Additional Comments:

FIRE COMMENTS:

Station No. & Location	Response Time	
1. Engine #12 - 3004 Brackett Road	4 minutes	X adequate ___ inadequate
2. Ladder #12 - 3004 Brackett Road	4 minutes	X adequate ___ inadequate
3. Engine #8 - 2934 Cherokee Street	6 minutes	X adequate ___ inadequate

Main Size Available 16" Chastain Rd Size Required 8" GPM Requirements 1000 to 1500/30 min.

Sprinkler System Required ___ Yes ___ No If yes: ___ domestic ___ commercial

DRAINAGE COMMENTS:

Basin Affected Noonday Within 100 Yr. Flood Plain ___ Yes X No (?)

Location of Flood Plain

Percentage of Flood Plain

Additional Comments: The probable 100 yr. flood plain seems to be just adjacent to the southwest corner of property plat. However, topography study might be required to make necessary determination. This site appears to be within close proximity of U.S.D.A. Soil Conservation Service Flood Retarding Structure, flood storage easement. Noonday structure #16. No activity or building can be permitted within this unless pre-approved by S.C.S. and local district.

05/20/26

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)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(continued)

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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)

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

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

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

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

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

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

June 29, 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 and Application for Special Land Use Permit

Application Nos.:	Z-26 (2026); SLUP-7 (2026)
Applicant:	Campus Realty Advisors, LLC
Property Owners:	Glen Chastain, LLC; Chastain 300, LLC
Property:	6.64 acres, more or less, located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lots 363 and 430, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Campus Realty Advisors, LLC, the Applicant (hereinafter referred to as "Applicant"), and Glen Chastain, LLC and Chastain 300, LLC, the Property Owners (hereinafter collectively referred to as "Owners" or "Property Owners"), in the above-referenced Applications for Rezoning and Special Land Use Permit with regard to a total tract of 6.64 acres, more or less, located at 100 and 300 Chastain Center Boulevard, Land Lots 363 and 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After communications with Planning and Zoning and other County Staff, reviewing the Departmental Comments and Staff Recommendations, communications and discussions with area residents and homeowner representatives, 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 Applications for

Rezoning and Special Land Use Permit are approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

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

(2) Rezoning of the Subject Property shall be from the existing zoning category of Office Services ("OS") to the proposed zoning category of Regional Retail Commercial ("RRC"), with approval of a contemporaneous Special Land Use Permit, site plan specific to the revised Site Plan prepared for Applicant by Gaskins + LeCraw, Inc., dated April 27, 2026, last revised May 28, 2026, and submitted contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of approximately 6.64 acres of total site area and shall be developed for purpose built student housing, containing a maximum of two hundred (200) student residences, with no more than five hundred eighty-eight (588) bedrooms, including leasing and amenity areas.

(4) The proposed development shall have an active recreation area consisting of a pool and other student-oriented facilities.

(5) All lighting within the proposed development, including parking lot lighting and exterior lighting for the buildings, shall be designed not to illuminate beyond the Property's boundaries and shall be ample for security purposes.

(6) There shall be 24-hour surveillance and security, including coordination with local law enforcement. Applicant shall coordinate a safety and security plan with local law enforcement. Surveillance cameras will be strategically located at building entrances; as well as, entrances to club and amenity facilities, including any pedestrian paths.

(7) Applicant agrees the proposed development shall have student directed and oriented amenities and programs.

(8) Applicant agrees to establish a designated "rideshare" pick-up point within the proposed development.

(9) Setbacks for the proposed development shall be as more particularly shown and reflected on the revised Site Plan.

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

(11) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, 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.

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

We believe the development of the project, pursuant to the referenced, revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is an exciting project which redevelops existing office/commercial property into purpose built student housing located in close proximity to the interstate roadways, retail, office, and institutions of higher learning. The student housing 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
Attachment

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

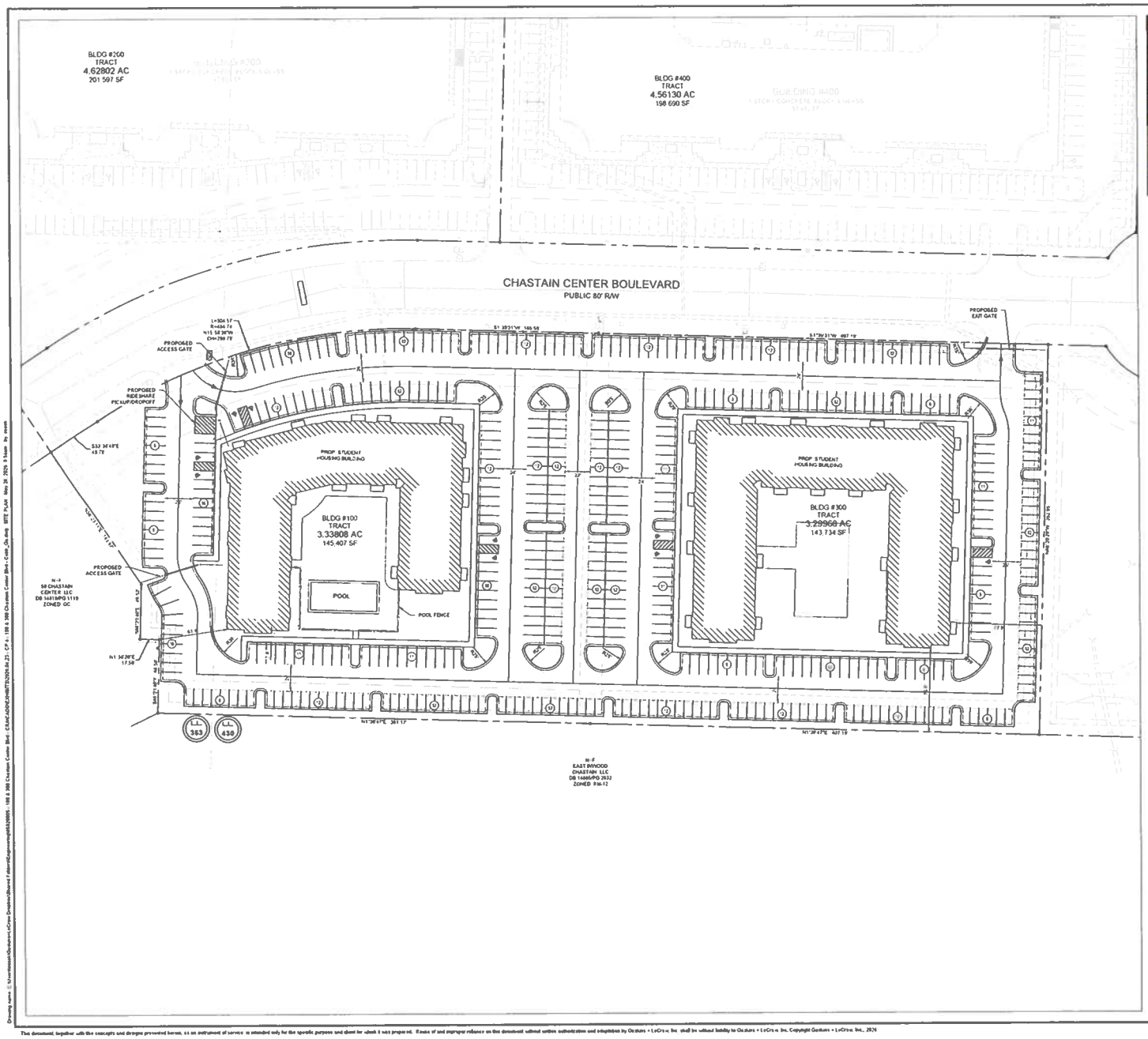
Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

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)

Campus Realty Advisors, LLC
(With Copy of Attachment)

EXHIBIT "A"





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA	6 44 ACRES (279 141 SF)
IMPERVIOUS AREA	261 300 S F (79%)
ZONING CLASSIFICATION	
JURISDICTION	COBB COUNTY
CURRENT ZONING	OS
PROPOSED USE	PBSH
BUILDING SETBACKS	
FRONT	-
SIDE	-
REAR	-
BUILDING SUMMARY	
BUILDING AREA	57 600 S.F.
BUILDING COVERAGE	29%
PARKING SUMMARY	
PARKING REQ.	(MIN. 1 SPACE/UNIT)
	(MIN. 1 SPACE/294 UNITS) = 294 SPACES
PARKING PROV.	405 SPACES
COMPACT SPACES PROV.	166 SPACES (35%)
STANDARD STALL DIMENSIONS	8.5' x 19'
COMPACT STALL DIMENSIONS	8' x 16'
MIN. DRIVE WIDTH	24' (PERIMETER), 24' (INTERIOR)
MIN. HANDICAP PARKING	9 SPACES
HANDICAP PARKING PROV.	9 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE
2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING DATED 1/30/19 BENCHMARK IS NOTED ON SURVEY.
4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0061G DATED 12/16/2008
5) ACCESSIBLE PARKING AREAS INCLUDING AISLES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION
6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK INCLUDING STORM DRAINAGE CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING
7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE SITE SIGNAGE BUILDING DIMENSIONS ETC
8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION
9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY
10) NO LAKES STREAMS WETLANDS OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY
11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY

PREPARED IN THE OFFICE OF
GASKINS + LECRAW
A PAPE-DAWSON company
© 2026 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770 424 7168
FAX - 770 424 7593
www.gaskinslecraw.com
PEF000127

REVISIONS

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE SUITE 600 ATLANTA GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK
52907926
GA/WCC LVL II CERT # 926668

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0 20 40 80
SCALE 1" = 40'

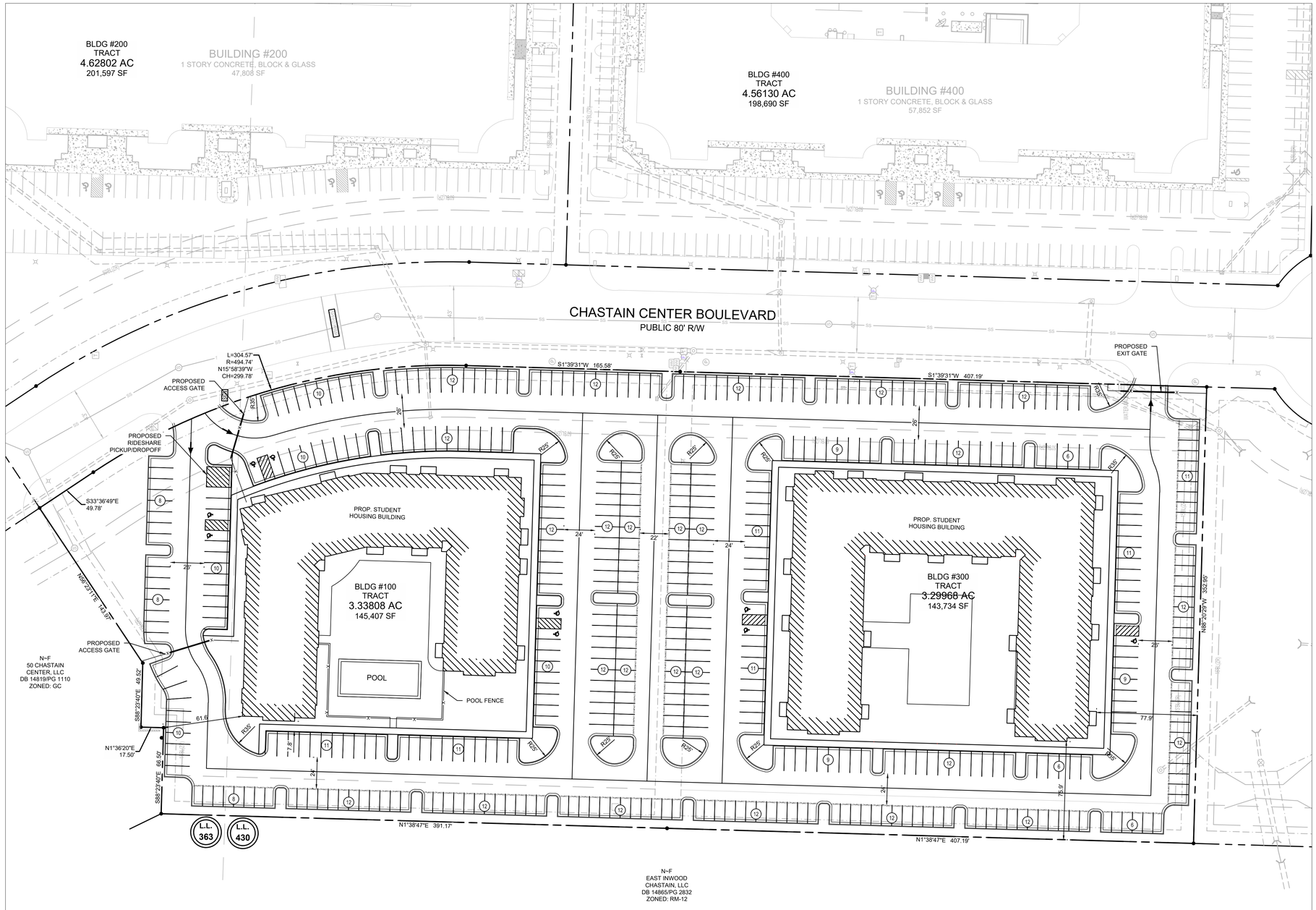
DESIGN INFO:

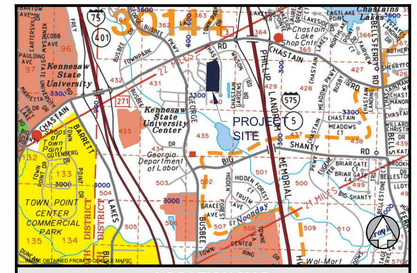
DRAWN BY	ACC
DESIGNED BY	ACC
REVIEWED BY	SDP
JOB #	03020005
DATE	04/27/26

ZONING PLAN

ZP-1

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 Gaskins + LeCraw Inc. shall be without liability to Gaskins + LeCraw Inc. Copyright Gaskins + LeCraw Inc., 2026





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	6.64 ACRES (289,141 S.F.)
IMPERVIOUS AREA:	202,398 S.F. (70%)
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY
CURRENT ZONING:	OS
PROPOSED USE:	PBSH
BUILDING SETBACKS	
FRONT:	--'
SIDE:	--'
REAR:	--'
BUILDING SUMMARY	
BUILDING AREA:	57,800 S.F.
BUILDING COVERAGE:	20%
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACE/UNIT
	(MIN) 1 SPACE(294 UNITS) = 294 SPACES
PARKING PROV.:	485 SPACES
COMPACT SPACES PROV.:	169 SPACES (35%)
STANDARD STALL DIMENSIONS:	8.5' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
MIN. DRIVE WIDTH:	26' (PERIMETER); 24' (INTERIOR)
MIN. HANDICAP PARKING:	9 SPACES
HANDICAP PARKING PROV.:	9 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/03/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0037G, DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

PREPARED IN THE OFFICE OF:
GASKINS +LECRAW
a PAPE-DAWSON company

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FAX - 770.424.7593
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
1			

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK

5/28/2026

GASWCC LVL II CERT # 93666

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 20' 40' 80'
SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY:	ACC
DESIGNED BY:	ACC
REVIEWED BY:	SDP
JOB #:	65920005
DATE:	04/27/26

ZONING PLAN

ZP-1

Drawing name: C:\Users\ccook\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\65920005 - 100 & 300 Chastain Center Blvd - CRA\CADD\EXHIBITS\2026.04.23 - CP 4 - 100 & 300 Chastain Center Blvd - Cobb_Ga.dwg SITE PLAN May 28, 2026, 9:54am by: ccook

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 Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026

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

Roadway	Location	Average daily trips (vpd)	Level of service
Chastain Center Boulevard	NA	NA	NA

vpd = vehicles per day, NA = not available

Traffic counting data not available for Chastain Center Boulevard.

ITE Land Use	Description	Expected Size (Bedrooms)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
226	Off-Campus Student Apartment (Mid-Rise) (4-10 floors)	588	25	30	**55**	75	85	**160**	**1,680**

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 modified by data available for ITE Land Use 225 Off-Campus Student Apartment (Low-Rise) located more than ½ mile from campus.

Comments and observations

Chastain Center Boulevard is classified as a local road 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 27, 2026, this development does require a traffic study submittal. A traffic Submittal 1 (dated April 7, 2026) was received for this development and approved. A traffic Submittal 2 study (dated May 26, 2026) was then received by Cobb DOT and approved on June 23, 2026. The traffic study requirement can be considered **satisfied** for this application.

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. A traffic Submittal 1 (dated April 7, 2026) was received for this development and comments were provided on April 24, 2026. A revised Submittal 1 was received on May 1, 2026, and the full Submittal 2 was received on May 26. 2026. The traffic study requirement can be considered **satisfied** for this application.

(continued)

2. Recommend replacing disturbed curb, gutter, and sidewalk along the Chastain Center Boulevard. 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.

3. Cobb County DOT Airport Manager will require additional information from the developer. This requirement is triggered by for 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.

4. Recommend any gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.

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

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2026

SITE BACKGROUND

Applicant	KRG Development, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Cobb County, Georgia and KRG Acworth Stilesboro, LLC
Property Location	Located on the east side of Mars Hill Road, south of Stilesboro Road
Address	1660 Mars Hill Road
Access to Property	Mars Hill Road

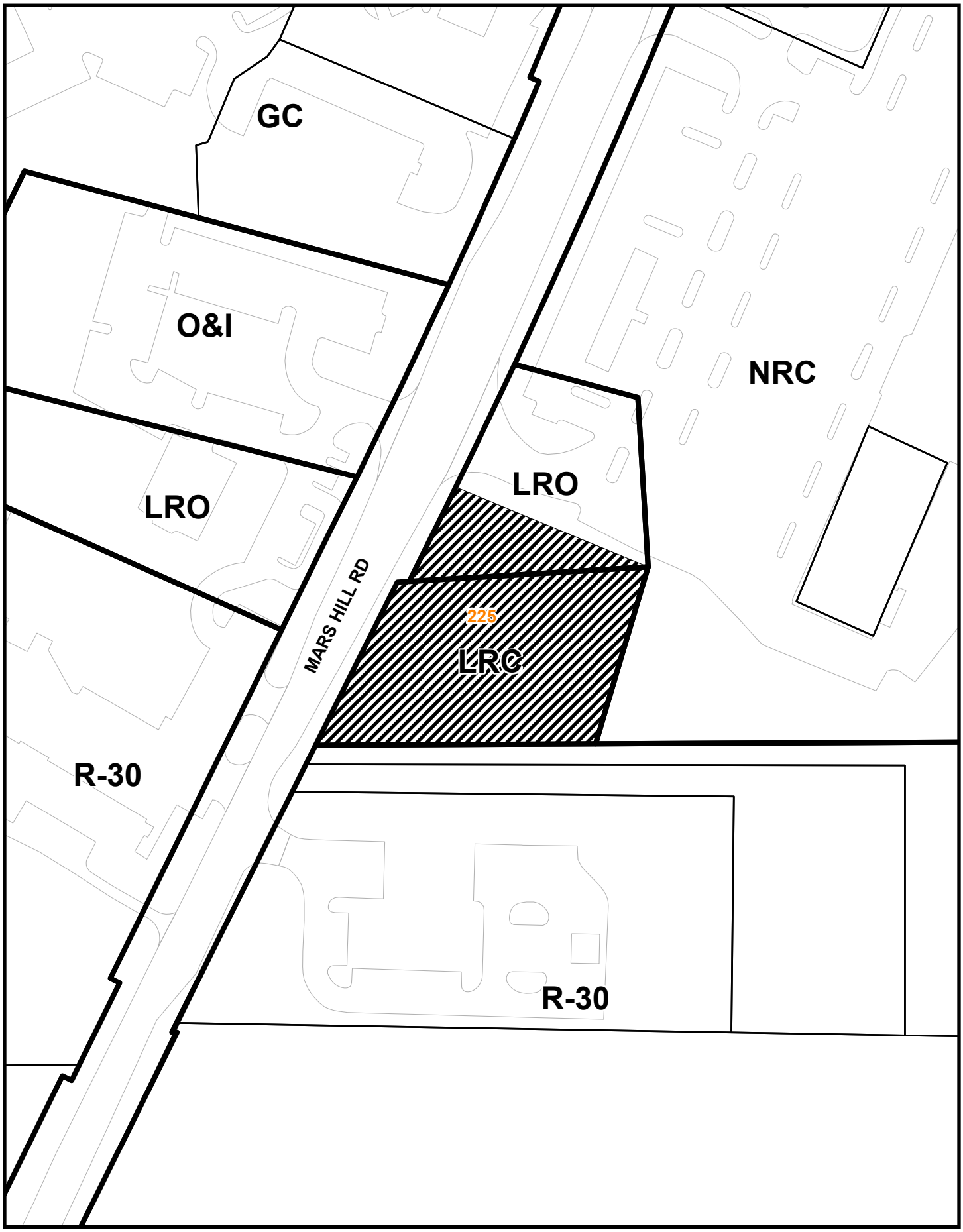
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	LRC, LRO
Current Use of Property	Vacant, demolished fire station
Proposed Zoning	NRC
Proposed Use	Drive-thru coffee shop
Future Land Use	NAC
Site Acreage	1.11
District	20
Land Lot	225
Parcel #	20022500130, 20022501450 (portion)
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-27 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



SITE AREA

TOTAL PROPERTY AREA	[illegible]
IMPERVIOUS AREA	[illegible]
PERVIOUS AREA	[illegible]
GREENSPACE REQUIREMENTS	[illegible]
GREENSPACE PROPOSED	[illegible]

ZONING CLASSIFICATION

ADJACENT ZONING	[illegible]
CURRENT ZONING	LIMITED RETAIL COMMERCIAL (LRC)
PROPOSED ZONING	NEIGHBORHOOD RETAIL COMMERCIAL (NRC)
ADDRESS	1660 MARS HILL RD, ACWORTH, GA 30101
MAP	[illegible]
LAND LOT	225
DISTRICT	20
SECTION	2

BUFFERS & BUILDING SETBACKS

FRONT	[illegible]
SIDE	[illegible]
REAR	[illegible]
BUFFER	[illegible]

LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP	[illegible]

BUILDING SUMMARY

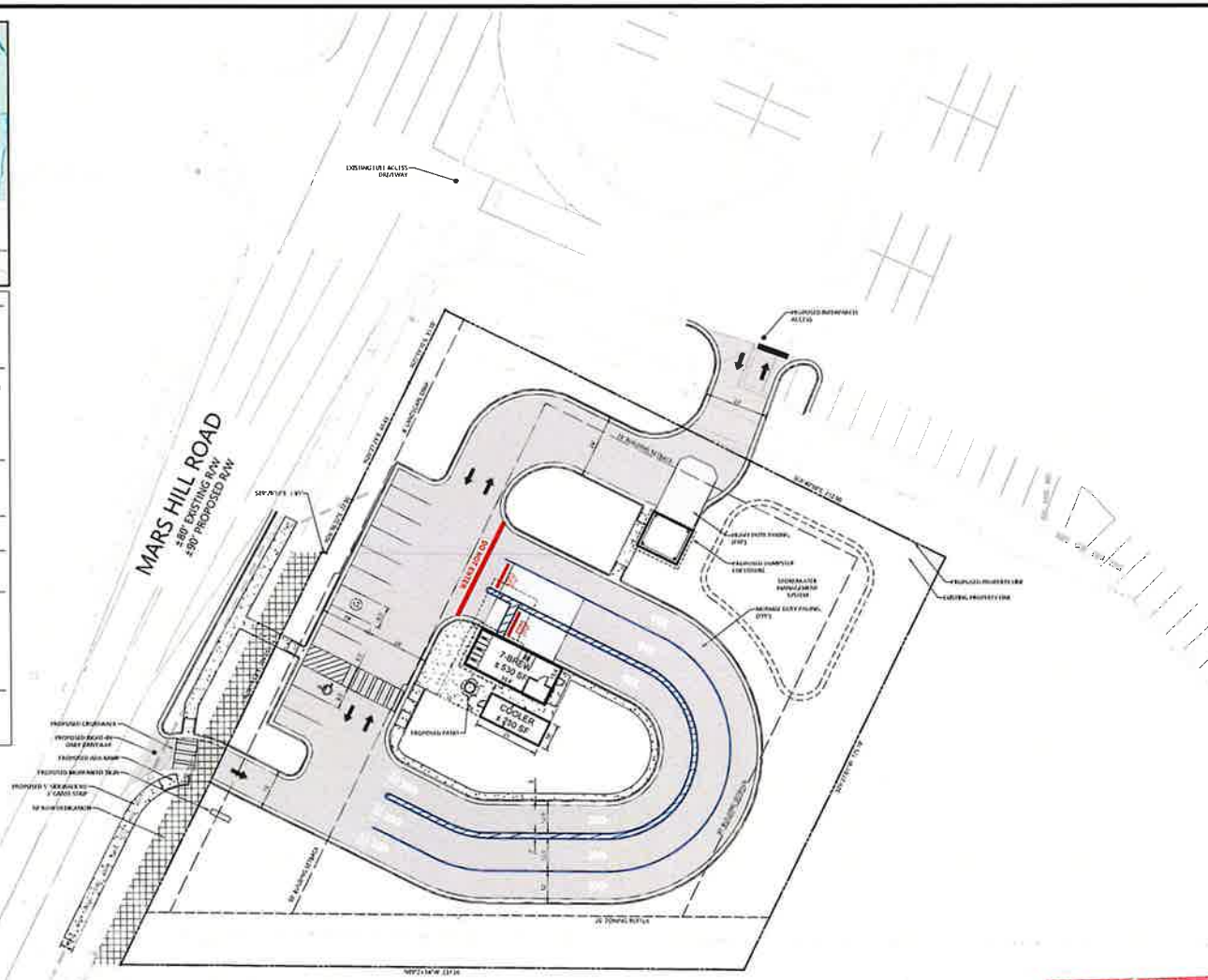
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING AREA	280 S.F.

PARKING SUMMARY

PARKING REQUIREMENTS	[illegible]
PARKING PROVIDED	[illegible]
ADA PARKING REQUIRED	[illegible]
ADA PARKING PROVIDED	[illegible]

ZONING REQUIREMENTS

- [illegible]



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ATWELL
868.850.4200
www.atwell.com

PROJECT ADDRESS
1660 MARS HILL RD
ACWORTH, GA 30101
COBB COUNTY

24 HOUR EMERGENCY CONTACT

LAND LOT 225, 20TH DISTRICT, 2ND SECTION
7 BREW - ACWORTH, GA
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN

GEORGIA
BRIAN E. KAY

PROJECT NO. [illegible]
PROJECT DATE 04/01/2026
SHEET NO. CSP 1.0

Z-27 2026 Aerial Map



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0 105 210 Feet

Zoning Boundary

City Boundary

Application No. Z- (2026)

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

Summary of Intent for Rezoning*

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

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

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

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

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

a) **Proposed use(s):** Eating and Drinking Establishment, with drive-thru

b) **Proposed building architecture:** See Elevations submitted with Application for Rezoning

c) **Proposed hours/days of operation:** 5:30 a.m. - 11 p.m.; Monday - Sunday

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

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Parcel 20022500130, located at 1660 Mars Hill Road, and being approximately 0.95 acres, is owned by Cobb County, Georgia, and was formerly the site of a Cobb County Fire Station.

*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.

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ATTACHMENT TO APPLICATION FOR REZONING

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

Applicant: KRG Development, LLC
Titleholders: KRG Acworth Stilesboro, LLC;
Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel Identification Nos.: 20022500130; 20022501450 (portion)

IMPACT ANALYSIS STATEMENT

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

(a) Applicant, KRG Development, LLC (hereinafter "Applicant"), is seeking rezoning of approximately 1.11 acres located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being more particularly known as 1660 and 1720 (portion) Mars Hill Road, located in Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The portion of the Property located at 1660 Mars Hill Road was formerly the site of a Cobb County Fire Station and is zoned to the Limited Retail Commercial ("LRC") zoning category. The remainder of the Property included within this Application is a small portion of the parking area of the adjacent Stilesboro Oaks Shopping Center which is zoned Low Rise Office ("LRO"). Applicant is seeking rezoning of the Subject Property to the Neighborhood Retail Commercial ("NRC") zoning category to allow for development of an eating and drinking establishment, with drive-thru; as well as, to have the LRO portion of the Subject Property rezoned to the same zoning category as the overall shopping center. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies adjacent to and within NRC zoned property, is located within a Neighborhood Activity Center ("NAC") future land use category and is located directly across a major thoroughfare from a Community Activity Center ("CAC"). Properties located at and in the general intersection of Mars Hill Road and Stilesboro Road are primarily utilized for commercial purposes.

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

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

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

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

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

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2 EXTERIOR ELEVATION
N.T.S.



1 EXTERIOR ELEVATION
N.T.S.



BL1
MODENA WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
COLOR: TAN



MP-2
CANOPY, BRAKE METAL, SOFFIT PANELS & ROOF PANELS
COLOR: PACIFIC BLUE

SEVEN BREW 73 COFFEE DRIVE THRU

E+H ARCHITECTS

E+H ARCHITECTS P.C.
700 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615.377.3411
EMAIL: 7BREW@EANDHARCH.COM

PROJECT NUMBER
DATE
ISSUE
REVISION

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1125
Phone 330-836-4228 www.GBCdesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.1
ELEVATIONS

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2 EXTERIOR ELEVATION
N.T.S.



1 EXTERIOR ELEVATION
N.T.S.



M1.1
FIBERBOND WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

M1.2
BRAKE METAL CAP & STONE SILL
COLOR: TAN



M1.3
CANOPY, BRAKE METAL SOFFIT PANELS & ROOF PANELS
COLOR: PANTONE BLUE

SEVEN 73 BREW COFFEE
DRIVE THRU

E+H ARCHITECTS
E+H ARCHITECTS P.C
730 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
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PROJECT NUMBER
DATE
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Phone 330-836-0228 www.GBCdesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.2
ELEVATIONS

WETLANDS AND WATERS DELINEATION REPORT
STILESBORO OAKS SITE
ACWORTH, COBB COUNTY, GEORGIA

Prepared for

Doug Kirby
Kite Realty
30 S Meridian St, Suite 1100
Indianapolis, IN 46204

Atwell Project No. 25006597

Submitted by Atwell, LLC

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COBB COUNTY ZONING

MAY 2026

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5. Historical Aerial Imagery (2010)
6. NWI/NHD Map

Appendices

A Photographic Log

Acronyms

APT	Antecedent Precipitation Tool
AJD	Approved Jurisdictional Determination
Atwell	Atwell, LLC
CWA	Clean Water Act
EPA	Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUC	Hydrologic Unit Code
LRR	Land Resource Region
MLRA	Major Land Resource Area
NHD	National Hydrography Dataset
NLCD	National Land Cover Database
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine Emergent Wetland
NRPW	Non-Relatively Permanent Waters
SSURGO	Soil Survey Geographic Database
TNW	Traditional Navigable Waters
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WOTUS	Waters of the United States

1.0 INTRODUCTION

Atwell was contracted by Kite Realty to conduct a wetland/stream delineation of the approximately 2-acre site located in the Acworth, Cobb County, Georgia. The Project center is located at 33.995013, -84.706250.

2.0 METHODS

2.1 DESKTOP ANAYLSIS AND OTHER DATA SOURCES

Atwell completed a preliminary desktop review of existing background information for the Project Area prior to conducting field surveys. The review considered standard basemap layers as part of ESRI ArcGIS Online including terrain, topographic, and imagery layers. Other preliminary and readily available desktop mapping data sets including various aerial imagery data, U.S. Geological Survey (USGS) Topographic Maps (USGS 2022), National Wetland Inventory (NWI) Maps (USFWS, 2019), USGS National Hydrography Dataset (NHD) (USGS, 2019a), County Soil Survey Maps (USDA, 2024b), historical aerial imagery (NAIP 2010), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (FEMA, 2022). These basic datasets would support field teams and ongoing desktop-based research, review, and analysis of the Project Area. Additional details about these resources and other available desktop information utilized as part of desktop evaluations throughout the assessment of the Project Area include but were not limited to:

2.1.1 USGS Topographic Map

The USGS 7.5-minute series topographic quadrangle was reviewed for overall topography, natural features, and additional characteristics of the Project Area. This base layer desktop data is presented in **Figure 2** for the Project Area.

2.1.2 County Soil Survey

The USDA NRCS Soil Survey Geographic Database (SSURGO) for Cobb County was reviewed to obtain the soil types likely to be observed within the Project Area (USDA, 2024b) and is presented in **Figure 3**.

2.1.3 FEMA National Flood Hazard Layer Map

FEMA FIRMs were reviewed to determine if there were any mapped floodplains or floodways within the Project Area. This data is in **Figure 4** and presents data from FEMA FIRM panel 13067C0077G dated December 16, 2008. FEMA FIRMs are maps that show floodplain and floodway areas. The maps provide the following data for any given area: 100-year floodplains

(1% chance of annual flooding) (Zone A, AE) and 500-year floodplains (0.2% annual chance of flooding), the regulatory floodway (the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height), the base flood elevation, and the risk to premium areas developed across a floodplain (FEMA 2018).

2.1.4 Historical Aerial Imagery

Atwell utilized Google Earth, Environmental Systems Research Institute (ESRI) World Imagery, Historical Aerials, and National Agricultural Imagery Program (NAIP) aerial imagery data ranging from 2010 to present day to guide field efforts, outline areal land cover characteristics, and assess land use within and around the Project Area and is presented in **Figure 5.**

2.1.5 NWI & NHD

A review of NWI and NHD mapping was conducted to determine the likely presence, location, size, and type of potential wetlands and waters that may be located within the Project Area (USFWS, 2019) and is presented in **Figure 6**.

2.1.6 Precipitation Data

Data provided by the USACE Antecedent Precipitation Tool (APT) was reviewed for the Project Area to determine if climatic conditions were normal, if there is a drought, and whether current precipitation levels were below, normal, or above average, during the field assessment dates, when compared to 30-year historical data.

2.1.7 National Wetlands Plant List

Access to and review of the USACE National Wetlands Plant List (NWPL) was utilized to ensure that up to date wetland indicator statuses were applied to vegetative data collected during the field survey. This database was also utilized to aid in plant range and identification where applicable (USACE 2020).

2.2 WETLAND DELINEATION METHODS

All on-site wetland delineations within the Project Area were performed in accordance with the *1987 USACE Wetland Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)* (USACE 2010). Wetlands delineated were based on three parameters: (1) presence of hydrophytic vegetation, (2) presence of hydric soils, and (3) presence of wetland hydrology. Streams were delineated via centerlines.

Atwell identified potential waterbodies utilizing existing data from NHD and NWI databases, as well as blue line streams on 7.5-minute USGS topographic quads, in combination with field observations of waterbody characteristics, such as indicators of an Ordinary High-Water Mark (OHWM) as described in the *Ordinary High Water Mark Identification: Regulatory Guidance Letter No. 05-05* (USACE 2005).

Field data of identified features presented in this report were recorded using a submeter-capable GPS. Field verified ecological characterizations, and representative photographs were taken of each feature. Additionally, if anticipated aquatic resource features identified by aerial imagery interpretation or through information provided in the NWI and NHD datasets were determined to not be present, a "non-water" data point was collected at these locations to document the absence of these features and presence of upland characteristics.

3.0 WETLAND DELINEATION RESULTS

3.1 Desktop Review Results

The Project Area consists of mostly cleared land. The Project Area is part of the 8-digit Hydrologic Unit Codes (HUC): 03150104 (Etowah River watershed). The USDA NRCS soil survey for Canadian County identified four mapped soil units intersecting the Project Area, none of which are hydric. These soil map units are identified in **Table 1** and illustrated in **Figure 3**.

Table 1. NRCS SSURGO Mapped Soil Units within the Project Area

Type	Area (acres)	Percent of Project area (%)	Hydric Rating
Gwinnett clay loam, 2 to 6 percent slopes, severely eroded	0.8	48.7	No
Gwinnett loam, 2 to 6 percent slopes, eroded	0.2	14	No
Madison clay loam, 6 to 10 percent slopes, severely eroded	0.4	24.8	No
Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded	0.2	12.5	No
TOTAL	1.7	100	

Figure 4 indicates the Project Area is outside of any floodplain. Review of historical aerial imagery in **Figure 5** the Project Area has been mostly cleared land since at least 2010. NWI indicated no aquatic resources within the Project Area and is reflected in **Figure 6**.

3.2 Field Survey Results

Field assessments occurred within the Project Area on May 5, 2026. The Project Area was approximately 2 acres and comprised of mostly cleared land. A photolog of the site is attached as **Appendix B**.

3.2.1 Project Area Uplands

Uplands dominated the site and consisted mostly of *Pueraria montana* (Kudzu) and *Pinus taeda* (Loblolly Pine).

3.2.2 Project Area Waters

No waters or wetlands were identified during the site visit.

4.0 REGULATION OF WATERS

The current application of USACE jurisdiction over WOTUS within the state of Georgia is understood to be conducted under the pre-2015 regime, otherwise known as the *86 Regs*, along with *Sackett* and *Rapanos* decisions consistent with the March 12, 2025 joint memorandum between the Department of the Army (DA) and the Environmental Protection Agency (EPA) titled *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT.* Wetlands, waterbodies, and/or other aquatic resources that exhibit a relatively permanent and continuous surface connection to Traditional Navigable Waters (TNWs) are considered potentially regulated aquatic resources; these are collectively known as WOTUS.

5.0 CONCLUSIONS AND RECOMMENDATIONS

It is Atwell's professional opinion that the 2-acre Project Area does not contain any wetlands or watercourses based on the field data obtained, and as such, the Project Area is not subject to jurisdiction pursuant to Section 404 of the CWA. The above assumptions are based on the regulatory guidance under the pre-2015 regulatory regime consistent with the Sackett vs EPA ruling. While these preliminary jurisdictional assumptions are likely valid based on the desktop and field data provided within this report, all final WOTUS jurisdictional determinations are made by the USACE and EPA. Prior to initiating any impacts to the identified preliminary jurisdictional features within this document, Atwell advises the Client to consider the potential regulatory risks that may incur without agency agreement in these findings or any permitting that may be necessary to continue with the proposed Project.

6.0 REFERENCES

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FIGURES



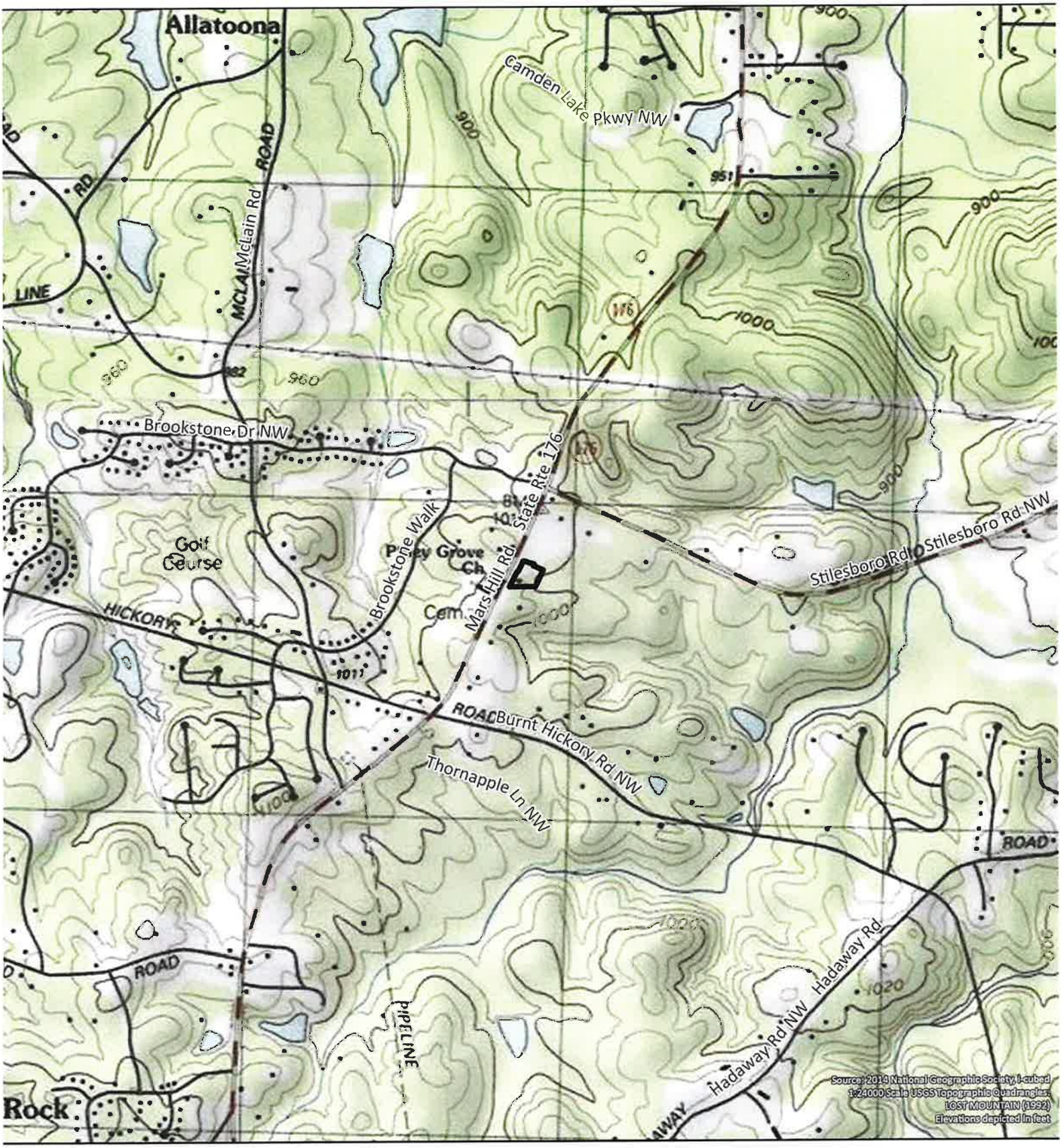
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 1
Project Location Map
Cobb County, Georgia



Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 2
Topographic Map
Cobb County, Georgia



Project Area (~1.3 acres)

Non-hydric Soils

Cobb County Soil Survey (NRCS)

all non-hydric soils

GeB3, Gwinnett clay loam, 2 to 6 percent slopes, severely eroded

GgB2, Gwinnett loam, 2 to 6 percent slopes, eroded

MDC3, Madison clay loam, 6 to 10 percent slopes, severely eroded

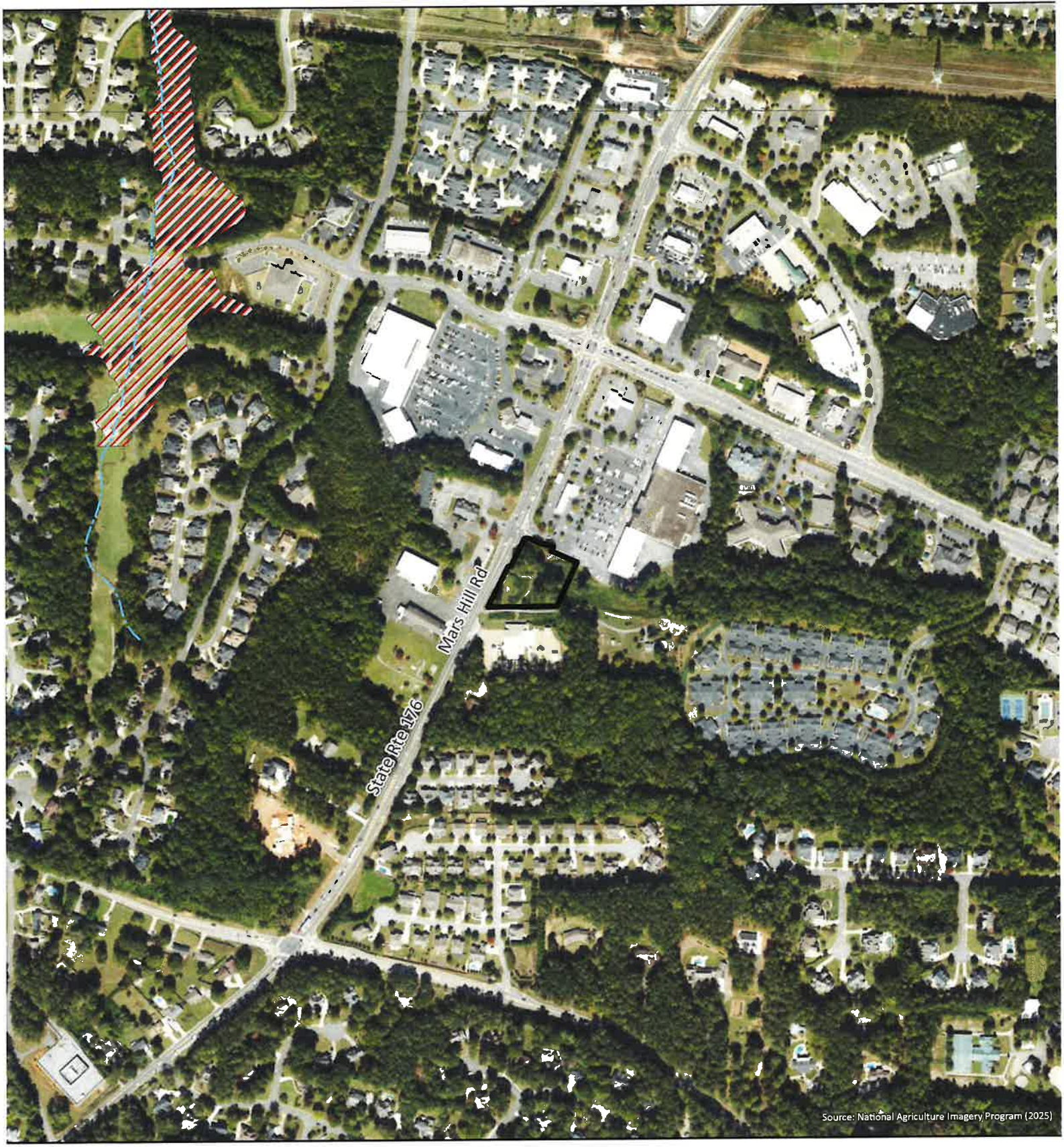
MsD3, Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 50
Feet

Figure 3
County Soil Survey Map
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Zone X: subject to inundation by the 0.2-percent-annual chance flood event

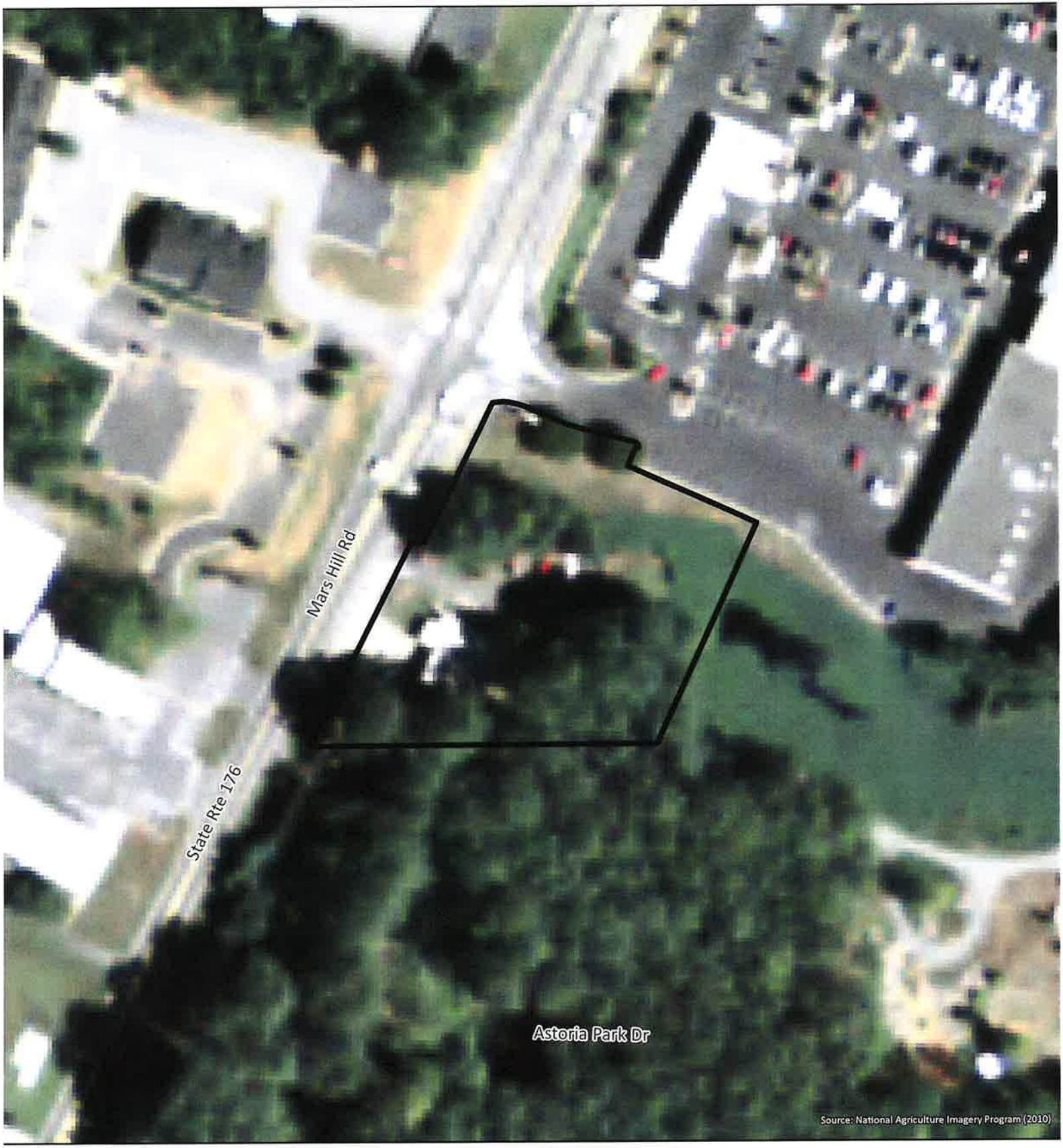
Zone X: area of minimal flood hazard

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500 Feet

Figure 4
FEMA Flood Hazard Map
Cobb County, Georgia



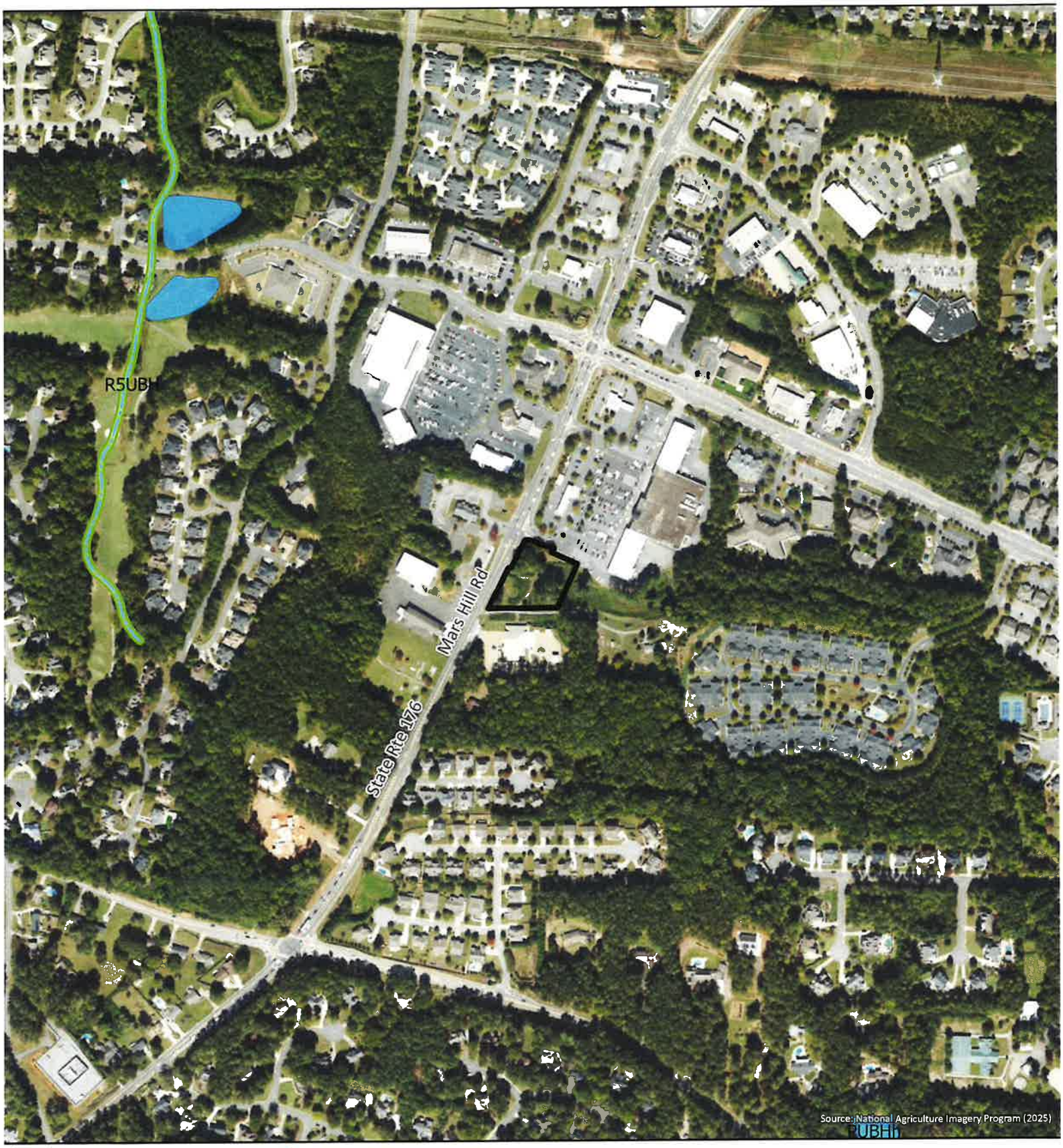
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 100
Feet

Figure 5
Historic Aerial Imagery (2010)
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Wetland (NWI)

Waterbody (3DHP)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 6
Desktop Water Resources Map
Cobb County, Georgia

APPENDIX A

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

Stilesboro Oaks Site

Acworth, Cobb County, Georgia



Photo 1. An overview of the Project Area, facing east.



Photo 2. The central portion of the Project Area, facing west.



Photo 3. The central portion of the Project Area, facing northeast.



Photo 4. The central portion of the Project Area, facing south.



Photo 5. The northern portion of the Project Area, facing south.



Photo 6. Off-site to the east, showing sewer easement, no aquatic resources.

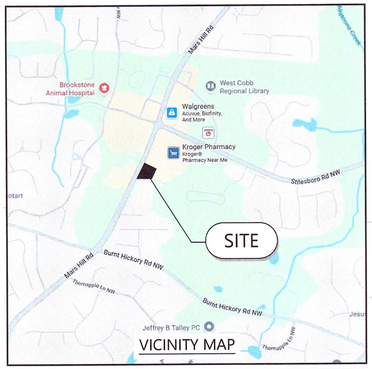


Photo 7. The southern portion of the Project Area, facing south.



Photo 8. The western portion of the Project Area, facing east.

Z-27



VICINITY MAP

SITE AREA

TOTAL PROPERTY AREA:	1.11± AC (48,477± S.F.)
IMPERVIOUS AREA:	0.53± AC (23,219± S.F.)
PERVIOUS AREA:	0.58± AC (25,258± S.F.)
OPEN SPACE REQUIREMENTS:	30% (14,633 S.F.)
OPEN SPACE PROPOSED:	52% (25,258 S.F.)

ZONING CLASSIFICATION

JURISDICTION:	COBB COUNTY
CURRENT ZONING:	LIMITED RETAIL COMMERCIAL (LRC)
PROPOSED ZONING:	NEIGHBORHOOD RETAIL COMMERCIAL (NRC)
ADDRESS:	1660 MARS HILL RD, ACWORTH, GA 30101
PIN:	2022500130
LAND LOT:	225
DISTRICT:	20
SECTION:	2

BUFFERS & BUILDING SETBACKS

FRONT	50'
SIDE	15'
REAR	30'
BUFFER	20' ADJACENT TO RESIDENTIAL

LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP:	8' FROM ROW

BUILDING SUMMARY

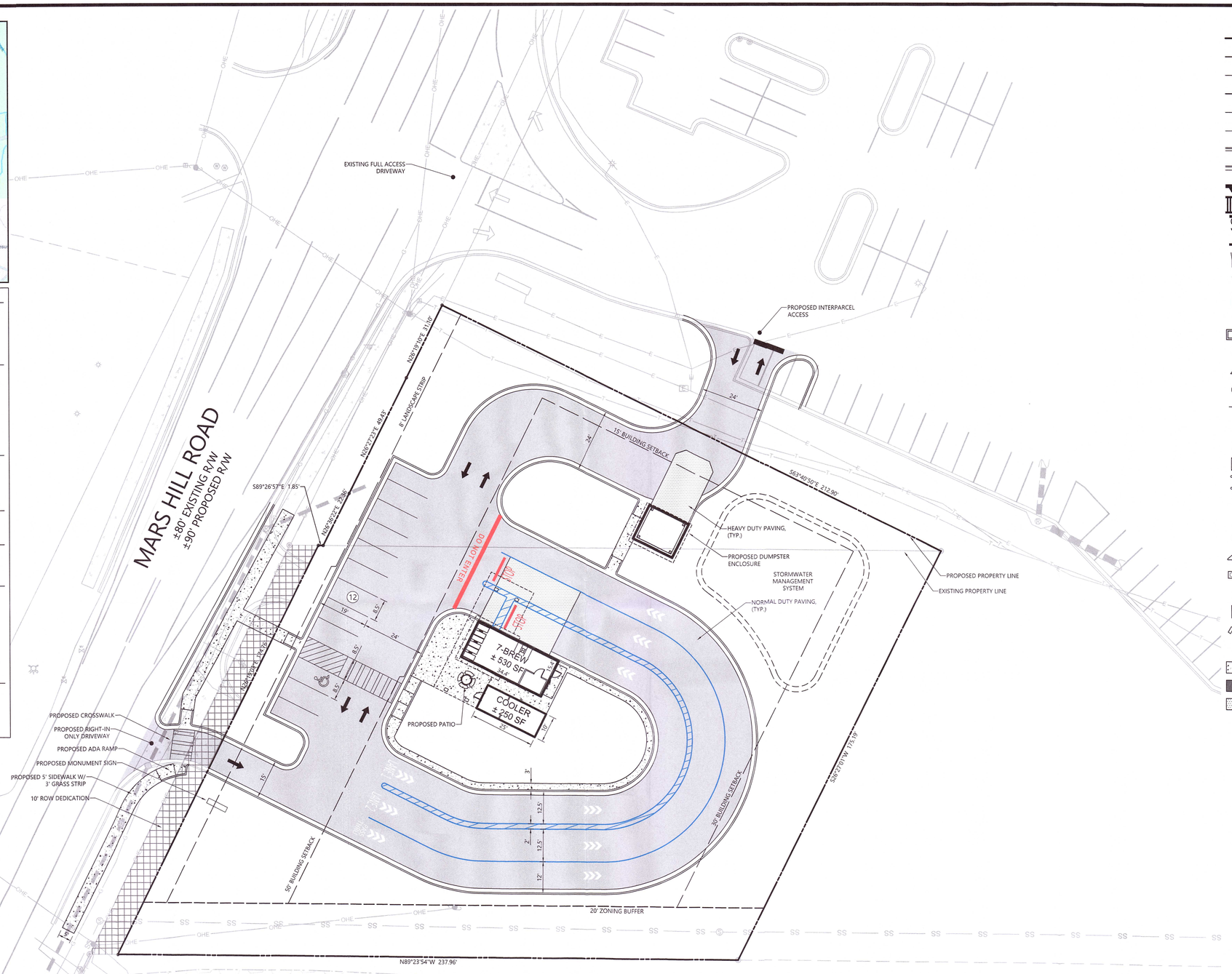
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU
PROPOSED BUILDING AREA:	780 S.F.

PARKING SUMMARY

PARKING REQUIREMENTS	1 SPACE PER 100 S.F. = 8 SPACES REQUIRED
PARKING PROVIDED	12 SPACES
ADA PARKING REQUIRED	1 PER 25, 1 VAN PER 6 REQUIRED 12/25 = 0.48 ~ 1 ADA SPACES REQUIRED 1/6 = 0.17 ~ 1 VAN REQUIRED
ADA PARKING PROVIDED	1 ADA PROVIDED INCLUDING 1 VAN

ZONING REQUIREMENTS

- NO LAKES OR STREAMS LOCATED ON SITE
- NO UTILITY EASEMENTS LOCATED ON SITE
- NO FLOOD PLAIN LOCATED ON SITE
- NO CEMETERY LOCATED ON SITE
- NO WETLANDS LOCATED ON SITE
- NO ARCHITECTURAL/ARCHEOLOGICAL LANDMARKS LOCATED ON SITE
- NO STREAM BUFFERS LOCATE ON SITE



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 18" CURB AND GUTTER
- 24" CURB AND GUTTER
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CART CORRAL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- DUMPSTER PAD
- TRANSFORMER PAD
- PROPOSED SIGNAL
- GRATE INLET
- STORM MANHOLE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- AREA INLET
- OUTLET CONTROL STRUCTURE
- HEADWALL
- SANITARY SEWER MANHOLE
- CONCRETE
- STANDARD DUTY PAVING
- HEAVY DUTY PAVING

0 10' 20'
SCALE: 1" =20'

ATWELL
www.atwell.com
866.850.4200
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800
COA# PEF005804

PROJECT ADDRESS
1660 MARS HILL RD
ACWORTH, GA 30101
COBB COUNTY

24 HOUR EMERGENCY CONTACT
DOUG KIRBY
317.459.2811

7 BREW - ACWORTH, GA

LAND LOT 225, 20TH DISTRICT, 2ND SECTION
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN

PLAN REVISIONS

REV	DATE

GEORGIA REGISTERED No. PE039585 PROFESSIONAL ENGINEER JORIAN E. KAY

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

PROJECT NO.	25006597
PROJECT DATE	04/01/2026
SHEET NO.	CSP 1.0

FILE NAME: K:\25006597 Stilesboro Oaks\DWG\Engineering\04 PRODUCTION\C200 SITE PLAN.dwg LAST SAVED BY: award 4/1/2026 12:29 PM PLOTTED BY: Avery Ward 4/1/2026 12:29 PM PLOTTED BY: Avery Ward 4/1/2026 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF PC3 PLOT STYLE: ATWELL.CTB

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-27-2026

SITE BACKGROUND

Applicant	KRG Development, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Cobb County, Georgia and KRG Acworth Stilesboro, LLC
Property Location	Located on the east side of Mars Hill Road, south of Stilesboro Road
Address	1660 Mars Hill Road
Access to Property	Mars Hill Road

QUICK FACTS

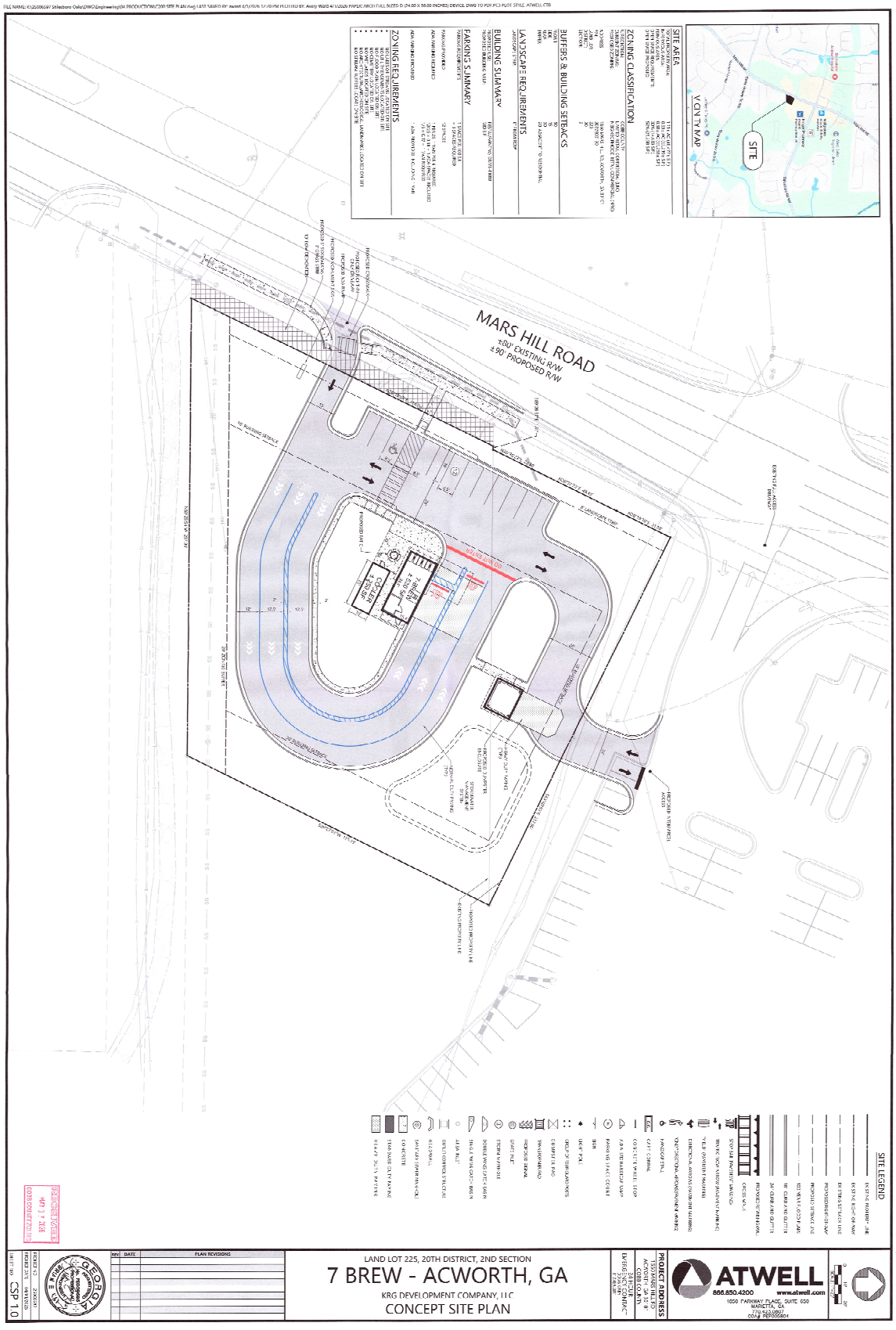
Commission District	1 - Gambrill
Current Zoning	LRC, LRO
Current Use of Property	Vacant, demolished fire station
Proposed Zoning	NRC
Proposed Use	Drive-thru coffee shop
Future Land Use	NAC
Site Acreage	1.11
District	20
Land Lot	225
Parcel #	20022500130, 20022501450 (portion)
Taxes Paid	Yes

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. Site plan received by the Zoning Division on May 7, 2026, with District Commissioner approving minor modifications;
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.


MARS HILL ROAD
±80' EXISTING R/W
±90' PROPOSED R/W
SITE AREA
ZONING CLASSIFICATION
BUFFERS & BUILDING SETBACKS
LANDSCAPE REQUIREMENTS
BUILDING SUMMARY
PARKING SUMMARY
ZONING REQUIREMENTS
SITE LEGEND
LAND LOT 225, 20TH DISTRICT, 2ND SECTION
7 BREW - ACWORTH, GA
KRG DEVELOPMENT COMPANY, LLC
CONCEPT SITE PLAN
ATWELL
CSP 1.0

Z-27 2026 Aerial Map



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

0 105 210 Feet

Zoning Boundary

City Boundary

North

Zoning: LRO, NRC / Shopping Center, Parking Lot

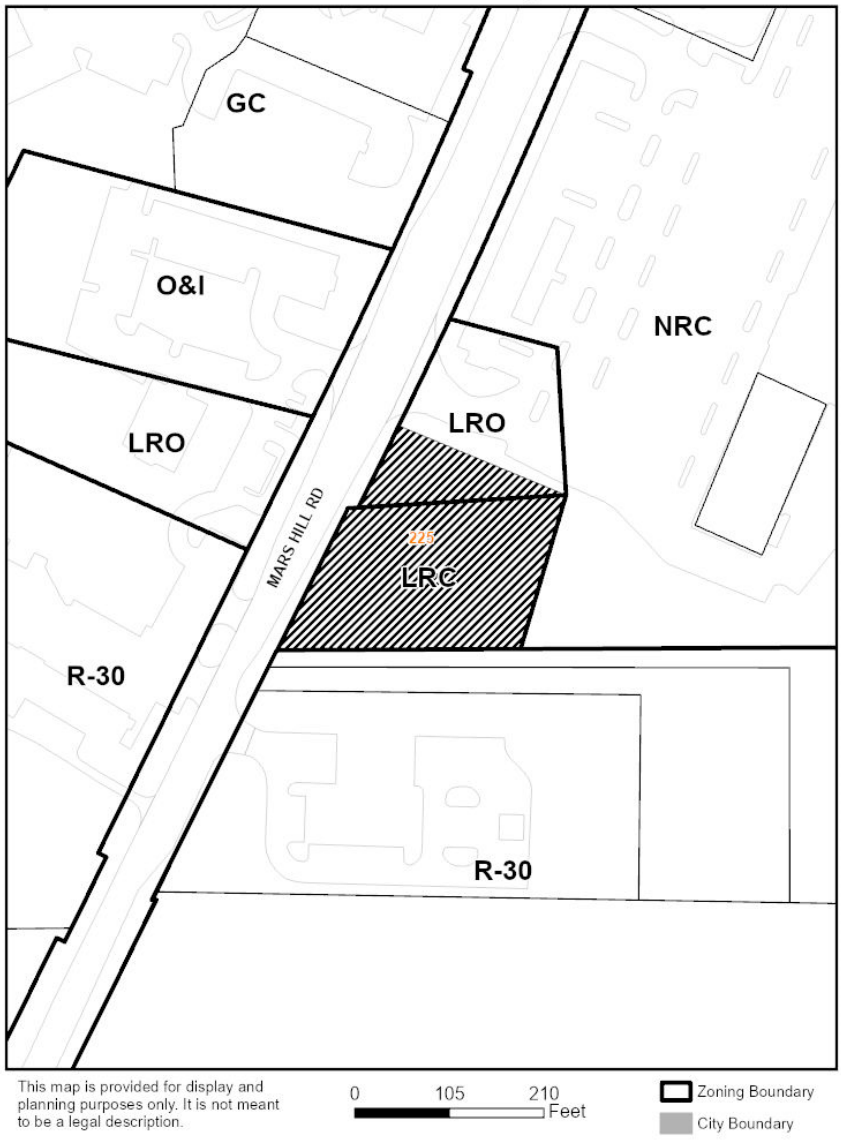
Future Land Use: NAC

WEST

Zoning: LRO, R-30 / Church, Parking Lot

Future Land Use: NAC, PI

Z-27 2026 Map



EAST

Zoning: NRC / Shopping Center

Future Land Use: NAC

SOUTH

Zoning: R-30 / Cobb County Fire Station

Future Land Use: LDR

Current zoning district for the property

The LRC district is established to provide locations for specialized or limited low intensity 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 low intensity retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require purchasing with a minimum of consumer travel. Areas zoned for the LRC district are appropriately located at or adjacent to intersections as opposed to the edge of a neighborhood activity center. The LRC 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 LRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the LRC 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.

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

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 to the NRC neighborhood retail commercial zoning district to develop a 7 Brew drive-thru coffee establishment located on a 1.11-acre site. There will be two (2) proposed buildings connected with a roof. The main building will have one (1) floor, have brick and stone architecture and will be 530 square feet. The cooler building will have one (1) floor, have brick and stone sill architecture and will be 250 square feet. The property's current LRC and LRO zoning districts do not allow for an eating and drinking establishment. The hours of operation are proposed to be 5:30 am until 11:00 pm every day.

Non-residential criteria

Proposed # of buildings**:** 2
Proposed # of stories: 1
Total sq. footage of development: 780
Floor area ratio: 0.02
Square footage per acre: 703
Required parking spaces: 7
Proposed parking spaces: 12
Acres in floodplain or wetlands: 0
Impervious surface shown: 47.9%

Are there any zoning variances?

None Identified

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

None Identified

Z-27-2026 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or the adjacent land lot.

7/7/2026

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

Z-27-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 1660 Mars Hill Rd
2. District: 1
3. Existing Zoning: LRC, LRO Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: NRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Allatoona Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
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: No
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 currently grassed with some trees. The site was the former location of a Cobb County Fire Station, which has now been demolished.

2. Downstream Description: Stormwater discharges from the site through County owned property downstream and into a detention pond within Hedgerose Subdivision. Runoff draining from the detention pond enters Schwickerath Lake, approximately 3200' downstream from the site.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

(continued)

1. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".

2. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.
    - Location(s): Schwickerath Lake (5146 BURNT HICKORY RD NW, KENNESAW, GA, 30152)

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. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

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

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 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 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

(continued)

onto the plan sheets of the project drawings.

7. 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.

8. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

9. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

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

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

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

Special Conditions

1. The dumpster pad on this site (if one is utilized) must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.

6/3/2026

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: 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

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 Mars Hill 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 = 2,000

Peak flow = 5,000

Treatment plant: Northwest 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
Mars Hill Road	Arterial	45	Cobb County	100’

Roadway	Location	Average daily trips (vpd)	Level of service
Mars Hill Road	South of County Line Road	14,600	D

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Mars Hill Road
Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for arterial roadways from this data source. LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (Drive thru lanes)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	2	40	40	**80**	15	15	**30**	**358**

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

Mars Hill 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 dated April 1, 2026, this development does require a traffic impact study submittal. Cobb DOT recommendations 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). 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 east side of Mars Hill Road, a minimum of 50' from the roadway centerline, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

3. Recommend Mars Hill Road right in only access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta 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 Cobb DOT approvals.

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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent properties located to the north, south, east and west of the proposed development are commercial developments or public institutions.

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

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

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

E. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed coffee shop would be consistent with and compatible to adjoining properties.

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

Application No. Z- (2026)

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

Summary of Intent for Rezoning*

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

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

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

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

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

a) **Proposed use(s):** Eating and Drinking Establishment, with drive-thru

b) **Proposed building architecture:** See Elevations submitted with Application for Rezoning

c) **Proposed hours/days of operation:** 5:30 a.m. - 11 p.m.; Monday - Sunday

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

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

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). Yes. Parcel 20022500130, located at 1660 Mars Hill Road, and being approximately 0.95 acres, is owned by Cobb County, Georgia, and was formerly the site of a Cobb County Fire Station.

*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.

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ATTACHMENT TO APPLICATION FOR REZONING

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

Applicant: KRG Development, LLC
Titleholders: KRG Acworth Stilesboro, LLC;
Cobb County, Georgia, a political subdivision of the State of Georgia

Tax Parcel Identification Nos.: 20022500130; 20022501450 (portion)

IMPACT ANALYSIS STATEMENT

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

(a) Applicant, KRG Development, LLC (hereinafter "Applicant"), is seeking rezoning of approximately 1.11 acres located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being more particularly known as 1660 and 1720 (portion) Mars Hill Road, located in Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The portion of the Property located at 1660 Mars Hill Road was formerly the site of a Cobb County Fire Station and is zoned to the Limited Retail Commercial ("LRC") zoning category. The remainder of the Property included within this Application is a small portion of the parking area of the adjacent Stilesboro Oaks Shopping Center which is zoned Low Rise Office ("LRO"). Applicant is seeking rezoning of the Subject Property to the Neighborhood Retail Commercial ("NRC") zoning category to allow for development of an eating and drinking establishment, with drive-thru; as well as, to have the LRO portion of the Subject Property rezoned to the same zoning category as the overall shopping center. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies adjacent to and within NRC zoned property, is located within a Neighborhood Activity Center ("NAC") future land use category and is located directly across a major thoroughfare from a Community Activity Center ("CAC"). Properties located at and in the general intersection of Mars Hill Road and Stilesboro Road are primarily utilized for commercial purposes.

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

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

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

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

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

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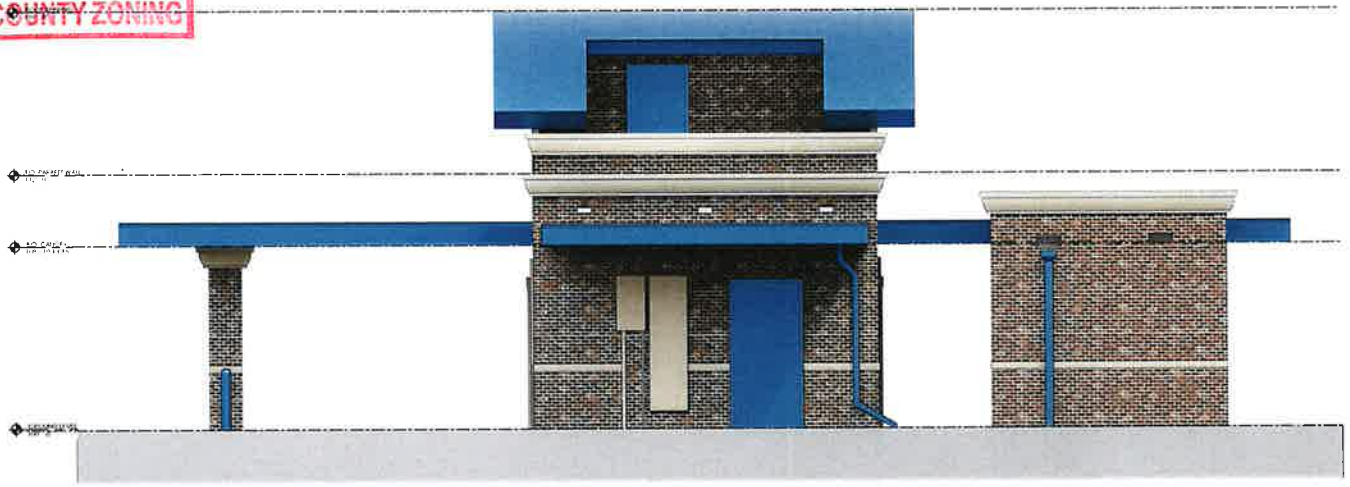

2 EXTERIOR ELEVATION
N.T.S.



1 EXTERIOR ELEVATION
N.T.S.



BL1
NICHIHA WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
COLOR: TAN



MP-2
CANOPY, BRAKE METAL, SOFFIT PANELS & ROOF PANELS
COLOR: PACIFIC BLUE

SEVEN 73 BREW COFFEE DRIVE THRU

E+H ARCHITECTS

E+H ARCHITECTS P.C.
700 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615.377.3115
EMAIL: INFO@EANDHARCH.COM

PROJECT NUMBER
DATE
ISSUE
REVISION

GBC DESIGN, INC.
365 White Pond Dr. Akron, OH 44320-1125
Phone 330-836-4228 www.GBCdesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

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2 EXTERIOR ELEVATION
N.T.S.



1 EXTERIOR ELEVATION
N.T.S.



PH-2
NICHIHA WALL PANELS - VINTAGEBRICK SERIES
COLOR: ALEXANDRIA BUFF

MP-1
BRAKE METAL CAP & STONE SILL
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MP-2
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DATE:
ISSUE:
REVISION:

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 www.GBCDesign.com

7 BREW COFFEE
ACWORTH, GA
1660 Mars Hill Rd
Acworth, GA 30101

A3.2
ELEVATIONS

WETLANDS AND WATERS DELINEATION REPORT
STILESBORO OAKS SITE
ACWORTH, COBB COUNTY, GEORGIA

Prepared for

Doug Kirby
Kite Realty
30 S Meridian St, Suite 1100
Indianapolis, IN 46204

Atwell Project No. 25006597

Submitted by Atwell, LLC

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MAY 2026

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A Photographic Log

Acronyms

APT	Antecedent Precipitation Tool
AJD	Approved Jurisdictional Determination
Atwell	Atwell, LLC
CWA	Clean Water Act
EPA	Environmental Protection Agency
ESRI	Environmental Systems Research Institute
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
HUC	Hydrologic Unit Code
LRR	Land Resource Region
MLRA	Major Land Resource Area
NHD	National Hydrography Dataset
NLCD	National Land Cover Database
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High Water Mark
PEM	Palustrine Emergent Wetland
NRPW	Non-Relatively Permanent Waters
SSURGO	Soil Survey Geographic Database
TNW	Traditional Navigable Waters
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WOTUS	Waters of the United States

1.0 INTRODUCTION

Atwell was contracted by Kite Realty to conduct a wetland/stream delineation of the approximately 2-acre site located in the Acworth, Cobb County, Georgia. The Project center is located at 33.995013, -84.706250.

2.0 METHODS

2.1 DESKTOP ANAYLSIS AND OTHER DATA SOURCES

Atwell completed a preliminary desktop review of existing background information for the Project Area prior to conducting field surveys. The review considered standard basemap layers as part of ESRI ArcGIS Online including terrain, topographic, and imagery layers. Other preliminary and readily available desktop mapping data sets including various aerial imagery data, U.S. Geological Survey (USGS) Topographic Maps (USGS 2022), National Wetland Inventory (NWI) Maps (USFWS, 2019), USGS National Hydrography Dataset (NHD) (USGS, 2019a), County Soil Survey Maps (USDA, 2024b), historical aerial imagery (NAIP 2010), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (FEMA, 2022). These basic datasets would support field teams and ongoing desktop-based research, review, and analysis of the Project Area. Additional details about these resources and other available desktop information utilized as part of desktop evaluations throughout the assessment of the Project Area include but were not limited to:

2.1.1 USGS Topographic Map

The USGS 7.5-minute series topographic quadrangle was reviewed for overall topography, natural features, and additional characteristics of the Project Area. This base layer desktop data is presented in **Figure 2** for the Project Area.

2.1.2 County Soil Survey

The USDA NRCS Soil Survey Geographic Database (SSURGO) for Cobb County was reviewed to obtain the soil types likely to be observed within the Project Area (USDA, 2024b) and is presented in **Figure 3**.

2.1.3 FEMA National Flood Hazard Layer Map

FEMA FIRMs were reviewed to determine if there were any mapped floodplains or floodways within the Project Area. This data is in **Figure 4** and presents data from FEMA FIRM panel 13067C0077G dated December 16, 2008. FEMA FIRMs are maps that show floodplain and floodway areas. The maps provide the following data for any given area: 100-year floodplains

(1% chance of annual flooding) (Zone A, AE) and 500-year floodplains (0.2% annual chance of flooding), the regulatory floodway (the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height), the base flood elevation, and the risk to premium areas developed across a floodplain (FEMA 2018).

2.1.4 Historical Aerial Imagery

Atwell utilized Google Earth, Environmental Systems Research Institute (ESRI) World Imagery, Historical Aerials, and National Agricultural Imagery Program (NAIP) aerial imagery data ranging from 2010 to present day to guide field efforts, outline areal land cover characteristics, and assess land use within and around the Project Area and is presented in **Figure 5.**

2.1.5 NWI & NHD

A review of NWI and NHD mapping was conducted to determine the likely presence, location, size, and type of potential wetlands and waters that may be located within the Project Area (USFWS, 2019) and is presented in **Figure 6**.

2.1.6 Precipitation Data

Data provided by the USACE Antecedent Precipitation Tool (APT) was reviewed for the Project Area to determine if climatic conditions were normal, if there is a drought, and whether current precipitation levels were below, normal, or above average, during the field assessment dates, when compared to 30-year historical data.

2.1.7 National Wetlands Plant List

Access to and review of the USACE National Wetlands Plant List (NWPL) was utilized to ensure that up to date wetland indicator statuses were applied to vegetative data collected during the field survey. This database was also utilized to aid in plant range and identification where applicable (USACE 2020).

2.2 WETLAND DELINEATION METHODS

All on-site wetland delineations within the Project Area were performed in accordance with the *1987 USACE Wetland Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region (Version 2.0)* (USACE 2010). Wetlands delineated were based on three parameters: (1) presence of hydrophytic vegetation, (2) presence of hydric soils, and (3) presence of wetland hydrology. Streams were delineated via centerlines.

Atwell identified potential waterbodies utilizing existing data from NHD and NWI databases, as well as blue line streams on 7.5-minute USGS topographic quads, in combination with field observations of waterbody characteristics, such as indicators of an Ordinary High-Water Mark (OHWM) as described in the *Ordinary High Water Mark Identification: Regulatory Guidance Letter No. 05-05* (USACE 2005).

Field data of identified features presented in this report were recorded using a submeter-capable GPS. Field verified ecological characterizations, and representative photographs were taken of each feature. Additionally, if anticipated aquatic resource features identified by aerial imagery interpretation or through information provided in the NWI and NHD datasets were determined to not be present, a "non-water" data point was collected at these locations to document the absence of these features and presence of upland characteristics.

3.0 WETLAND DELINEATION RESULTS

3.1 Desktop Review Results

The Project Area consists of mostly cleared land. The Project Area is part of the 8-digit Hydrologic Unit Codes (HUC): 03150104 (Etowah River watershed). The USDA NRCS soil survey for Canadian County identified four mapped soil units intersecting the Project Area, none of which are hydric. These soil map units are identified in **Table 1** and illustrated in **Figure 3**.

Table 1. NRCS SSURGO Mapped Soil Units within the Project Area

Type	Area (acres)	Percent of Project area (%)	Hydric Rating
Gwinnett clay loam, 2 to 6 percent slopes, severely eroded	0.8	48.7	No
Gwinnett loam, 2 to 6 percent slopes, eroded	0.2	14	No
Madison clay loam, 6 to 10 percent slopes, severely eroded	0.4	24.8	No
Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded	0.2	12.5	No
TOTAL	1.7	100	

Figure 4 indicates the Project Area is outside of any floodplain. Review of historical aerial imagery in **Figure 5** the Project Area has been mostly cleared land since at least 2010. NWI indicated no aquatic resources within the Project Area and is reflected in **Figure 6**.

3.2 Field Survey Results

Field assessments occurred within the Project Area on May 5, 2026. The Project Area was approximately 2 acres and comprised of mostly cleared land. A photolog of the site is attached as **Appendix B**.

3.2.1 Project Area Uplands

Uplands dominated the site and consisted mostly of *Pueraria montana* (Kudzu) and *Pinus taeda* (Loblolly Pine).

3.2.2 Project Area Waters

No waters or wetlands were identified during the site visit.

4.0 REGULATION OF WATERS

The current application of USACE jurisdiction over WOTUS within the state of Georgia is understood to be conducted under the pre-2015 regime, otherwise known as the *86 Regs*, along with *Sackett* and *Rapanos* decisions consistent with the March 12, 2025 joint memorandum between the Department of the Army (DA) and the Environmental Protection Agency (EPA) titled *MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAN WATER ACT.* Wetlands, waterbodies, and/or other aquatic resources that exhibit a relatively permanent and continuous surface connection to Traditional Navigable Waters (TNWs) are considered potentially regulated aquatic resources; these are collectively known as WOTUS.

5.0 CONCLUSIONS AND RECOMMENDATIONS

It is Atwell's professional opinion that the 2-acre Project Area does not contain any wetlands or watercourses based on the field data obtained, and as such, the Project Area is not subject to jurisdiction pursuant to Section 404 of the CWA. The above assumptions are based on the regulatory guidance under the pre-2015 regulatory regime consistent with the Sackett vs EPA ruling. While these preliminary jurisdictional assumptions are likely valid based on the desktop and field data provided within this report, all final WOTUS jurisdictional determinations are made by the USACE and EPA. Prior to initiating any impacts to the identified preliminary jurisdictional features within this document, Atwell advises the Client to consider the potential regulatory risks that may incur without agency agreement in these findings or any permitting that may be necessary to continue with the proposed Project.

6.0 REFERENCES

ESRI (2019). USGS Historical Topographic Map Explorer. [Online.] Available at http://historicalmaps.arcgis.com/usgs/index.html.

FEMA, (2017). Floodplain Insurance Rate Maps (FIRM). [Online.] Available at https://msc.fema.gov/portal.

FEMA, (2018). Flood zones. September 14. [Online.] Available at http://www.fema.gov/flood-zones.

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USFWS, (2019). National Wetlands Inventory [NWI]. *U.S. Fish and Wildlife Service - NWI Wetland Mapper.* [Online.] Available at http://www.fws.gov/wetlands/Data/Mapper.html.

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FIGURES



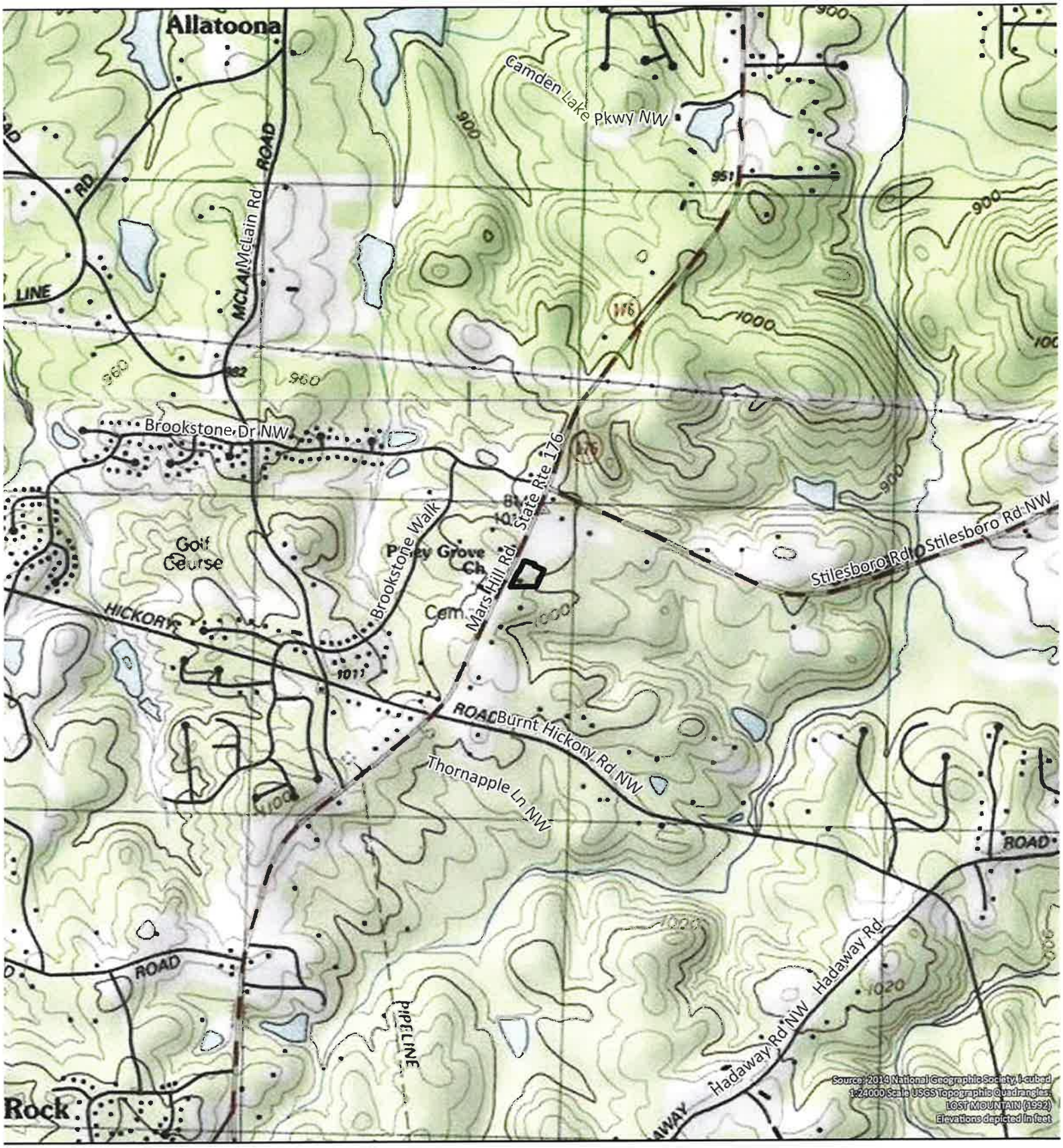
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 1
Project Location Map
Cobb County, Georgia



Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 1,000 Feet

Figure 2
Topographic Map
Cobb County, Georgia



Project Area (~1.3 acres)

Non-hydric Soils

Cobb County Soil Survey (NRCS)

all non-hydric soils

GeB3, Gwinnett clay loam, 2 to 6 percent slopes, severely eroded

GgB2, Gwinnett loam, 2 to 6 percent slopes, eroded

MDC3, Madison clay loam, 6 to 10 percent slopes, severely eroded

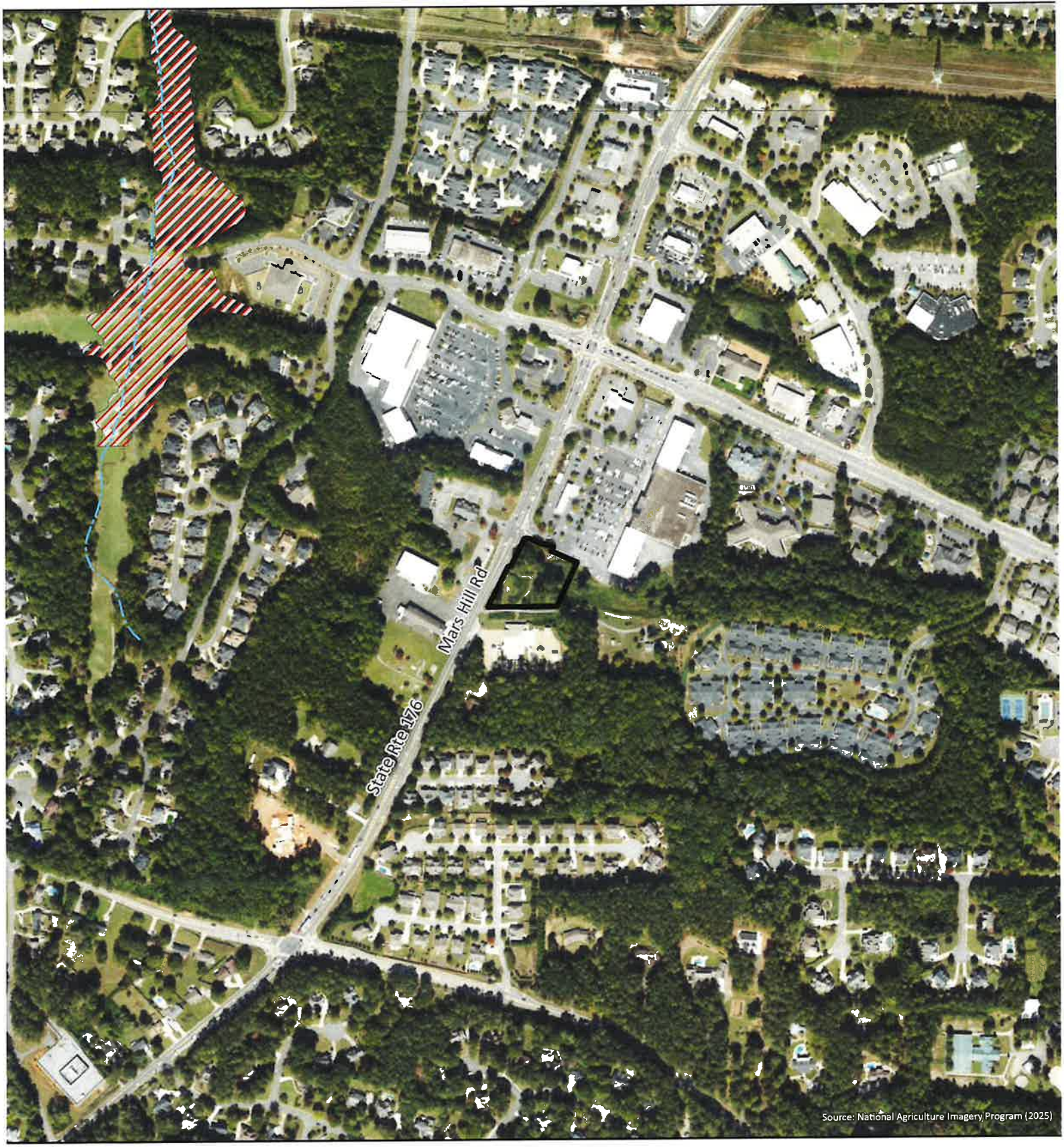
MsD3, Madison and Pacolet soils, 10 to 15 percent slopes, severely eroded

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 50
Feet

Figure 3
County Soil Survey Map
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Zone X: subject to inundation by the 0.2-percent-annual chance flood event

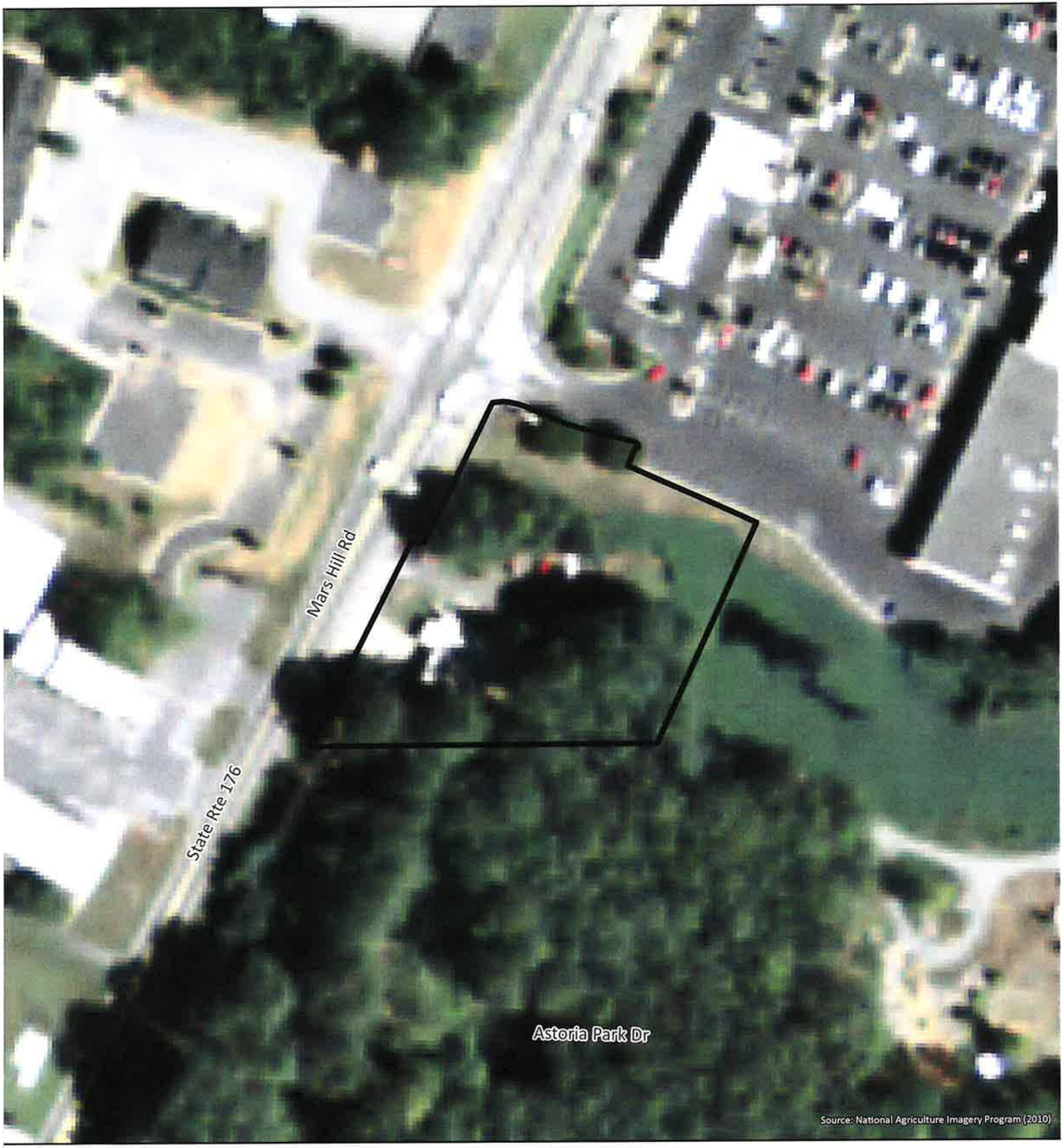
Zone X: area of minimal flood hazard

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500 Feet

Figure 4
FEMA Flood Hazard Map
Cobb County, Georgia



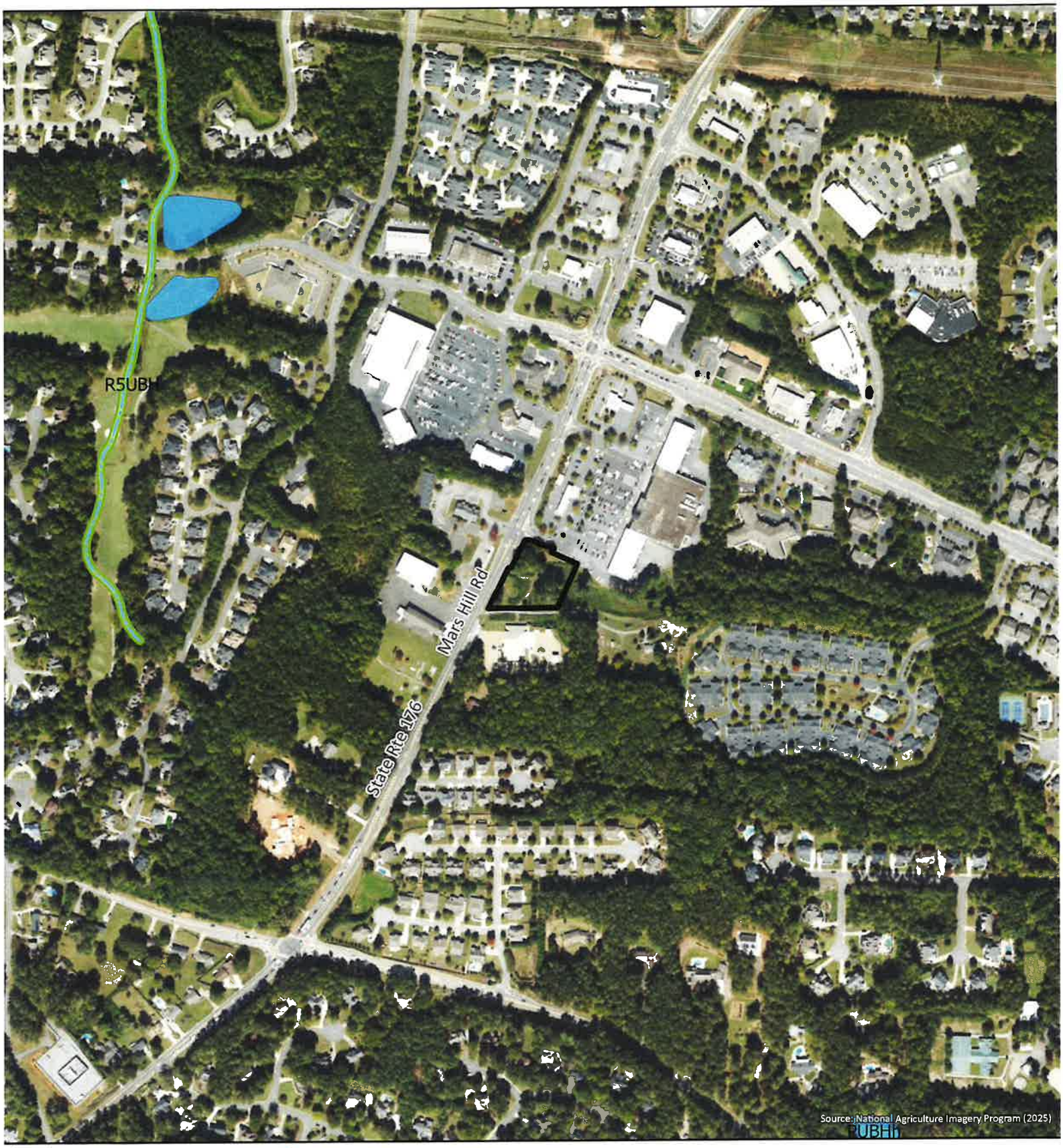
Project Area (~1.3 acres)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 100
Feet

Figure 5
Historic Aerial Imagery (2010)
Cobb County, Georgia



Project Area (~1.3 acres)

Watercourse (3DHP)

Wetland (NWI)

Waterbody (3DHP)

ATWELL

Kite Realty
Stilesboro Oaks Site
25006597
May 06, 2026

0 500
Feet

Figure 6
Desktop Water Resources Map
Cobb County, Georgia

APPENDIX A

PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

Stilesboro Oaks Site

Acworth, Cobb County, Georgia



Photo 1. An overview of the Project Area, facing east.



Photo 2. The central portion of the Project Area, facing west.



Photo 3. The central portion of the Project Area, facing northeast.



Photo 4. The central portion of the Project Area, facing south.



Photo 5. The northern portion of the Project Area, facing south.



Photo 6. Off-site to the east, showing sewer easement, no aquatic resources.



Photo 7. The southern portion of the Project Area, facing south.



Photo 8. The western portion of the Project Area, facing east.

05/20/26

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:
Inter-parcel access agreement needed.

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%.

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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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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

June 25, 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-27 (2026)
Applicant: KRG Development, LLC
Property Owners: KRG Acworth Stilesboro, LLC; Cobb County, Georgia
Property: 1.11 acres, more or less, located on the southeasterly side of Mars Hill Road, southerly of Stilesboro Road, being 1660 Mars Hill Road and a portion of 1720 Mars Hill Road, Land Lot 225, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant, KRG Development, LLC (hereinafter "Applicant"), and KRG Acworth Stilesboro, LLC and Cobb County, Georgia, the Property Owners, 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 July 7, 2026, and July 21, 2026, respectively. The continuance to the August 2026 zoning hearing agendas will allow Applicant time necessary to review and respond to issues and concerns expressed by area residents. We would very much appreciate Staff's consideration of continuing the hearings to August 4, 2026, before the Cobb County Planning Commission, and August 18, 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

KRG Development, LLC

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-28-2026

SITE BACKGROUND

Applicant	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, Dated October 17, 2024
Property Location	Located on the east and west sides of Brown Road, south of Brownwood Drive
Address	5140 and 5180 Brown Road
Access to Property	Brown Road

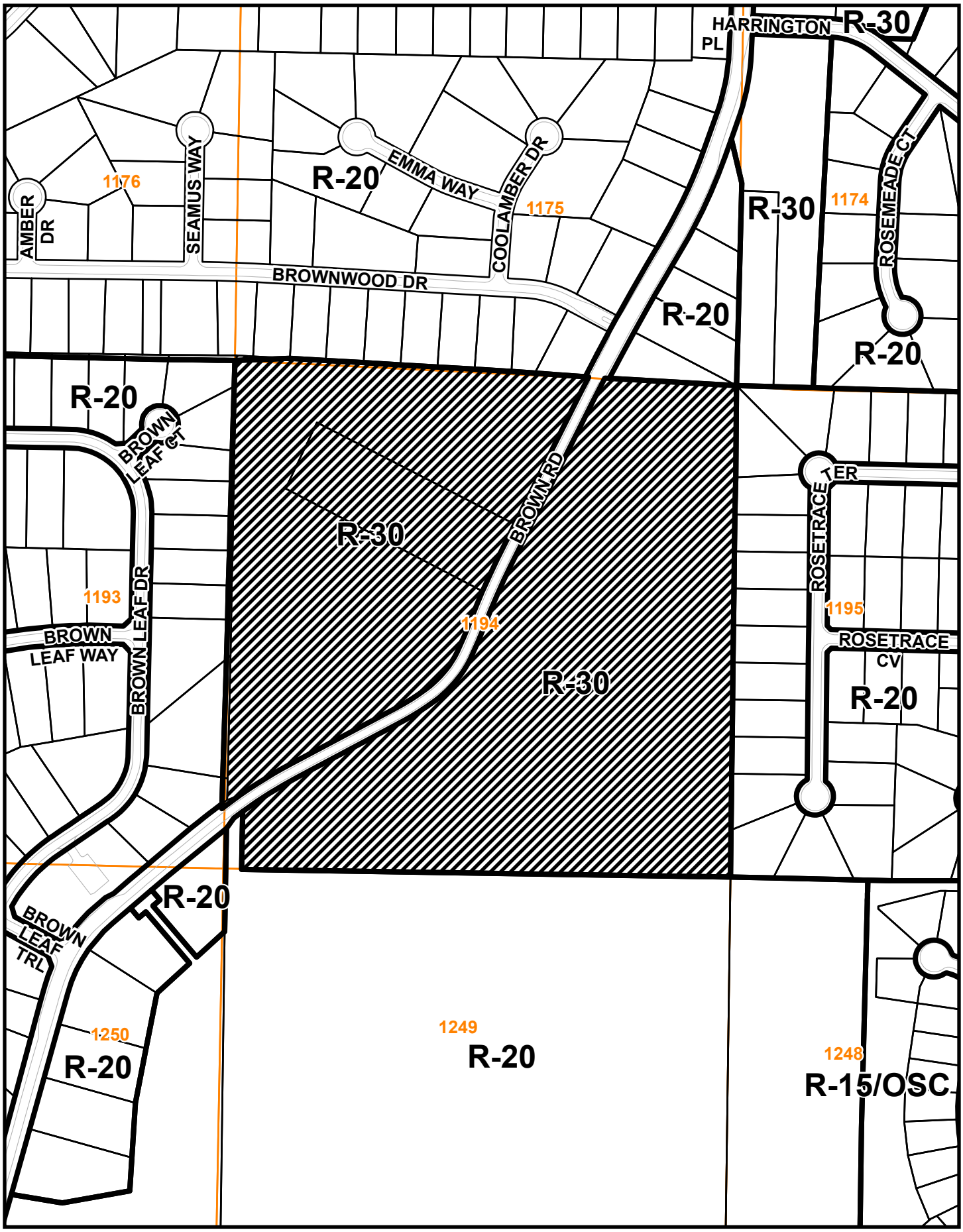
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-30
Current Use of Property	Single-family residences
Proposed Zoning	RA-4
Proposed Use	Single-family subdivision
Future Land Use	VLDR
Site Acreage	39.56
District	19
Land Lot	1194
Parcel #	19119400010, 19119400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-28 2026 Map



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0 295 590 Feet

Zoning Boundary

City Boundary



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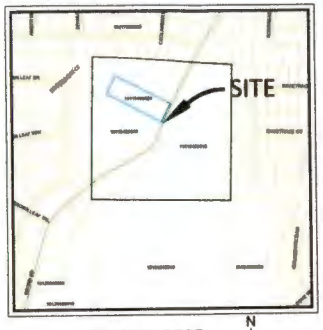
COBB COUNTY ZONING



VICINITY MAP

EXISTING PROPERTY INFORMATION
TOTAL SITE AREA=39.564 AC. (BOTH PARCELS)
PARCEL #19119400010 & 19119400020
ADDRESS: 5180 BROWN ROAD, POWDER SPRINGS, GA 30127
LAND LOT: 1194, 19TH DISTRICT
CURRENT ZONING: R-30 (RESIDENTIAL)

PROPOSED ZONING = RA-4
-MINIMUM LOT SIZE = 8,400 S.F.
-MINIMUM LOT WIDTH = 70 FT.
-FRONT SETBACK = 25 FT.
-SIDE SETBACK =5 FT.
-REAR SETBACK = 20 FT.
-MINIMUM WIDTH BETWEEN DWELLINGS=15 FT.
-MAXIMUM DENSITY = 2 UNITS/ACRE (PER LAND USE REQUIREMENTS)
-BUFFERS: MINIMUM TEN-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY
-MAXIMUM BLDG HEIGHT=35 FT.
-MINIMUM HOUSE SIZE=950 SF (PER ZONING)
-MAXIMUM IMPERVIOUS AREA=40%

SURVEY INFORMATOIN
-BOUNDARY INFORMATION OBTAINED BY ROLLINS LAND SURVEYING, DATED 5-4-2026
-TOPOGRAPHIC INFORMATION PROVIDED BY NOAA WEBSITE

100-FLOODPLAIN STATEMENT
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13067C0179H, DATED: 3/14/2013

UTILITY PROVIDER
-WATER SERVICE PROVIDED BY:COBB COUNTY
-GRAVITY SANITARY SEWER PROVIDED BY:COBB COUNTY

PROPOSED SITE
-PROPOSED USE: SINGLE FAMILY & SENIOR LIVING
-PROPOSED SINGLE FAMILY = 79 LOTS
-PROPOSED SF DENSITY = 2.00 UNITS/ACRE
-PROPOSED PARKING: MINIMUM 2 SPACES FOR UNIT

-THERE ARE NO CEMETERIES ON THE PROPERTY
-THERE ARE NO KNOWN WETLANDS ON THE PROPERTY
-THE ARE NO KNOWN ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE PROPERTY
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-THERE ARE NO KNOW WETLANDS OR STATE WATERS ON THE PROPERTY. A WETLANDS AND STATE WATER STUDY WILL BE PERFORMED PRIOR TO SUBMITTAL OF A LAND DISTURBANCE PERMIT.

SINGLE FAMIL LOT DETAIL
- 70' LOT FRONTAGE, 135' DEPTH
- MINIMUM LOT AREA=8,400 S.F.
- 25' FRONT SETBACK
- 5' SIDE YARD SETBACK
- 20' REAR SETBACK

GEORGIA REGISTERED PROFESSIONAL ENGINEER MATTHEW D. BAILEY

BAILEY civil Group
P.O. Box 4392 678.925.6003
Cartersville, Ga 30120 baileycivilgroup.com

FOR
SMITH DOUGLAS HOMES
114 VILLAGE TRAIL
WOODSTOCK, GA 30188

PROJECT
BULLARD TRACT
5140 BROWN ROAD
COBB COUNTY, GA

SHEET TITLE
REZONING SITE PLAN

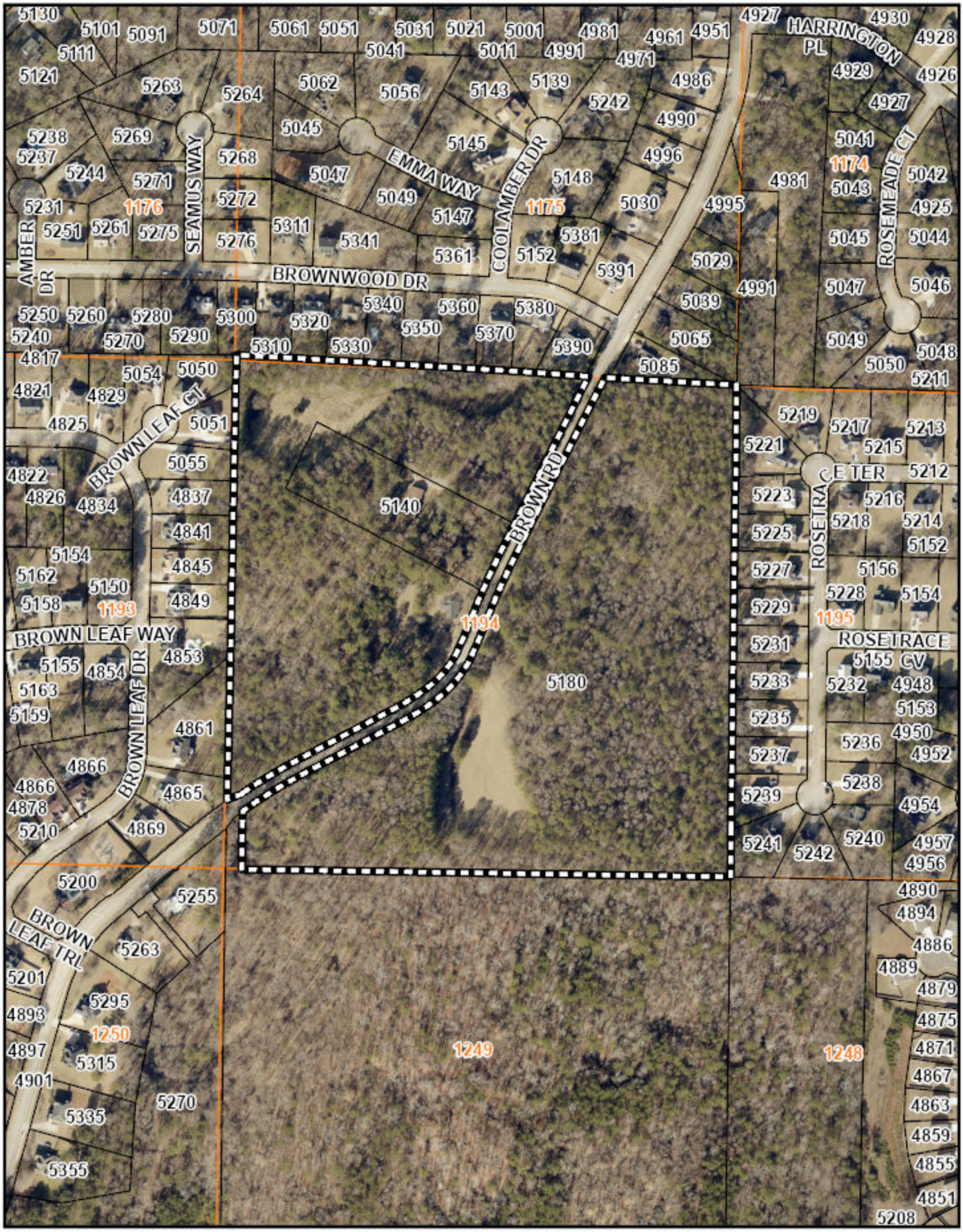
SHEET NUMBER
C201

PROJECT NUMBER
25181

DATE
MAY 5TH, 2026

REVISIONS

Z-28 2026 Aerial Map



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0 295 590 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):** 1450-3005 SF

b) **Proposed building architecture:** Elevations will either be traditional or craftsman. Materials: fiber cement siding; brick or stone accents (plan dependent); covered stoops or porches.

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

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

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

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

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

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

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

The property currently has two home sites. The property is bordered to the west, north, and east by exising single family residential. The property to the south is undeveloped land.

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

Z-23





VICINITY MAP

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PARCEL #19119400010 & 19119400020
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- 20' REAR SETBACK

Know what's below. Call before you dig.

GEORGIA REGISTERED No. PE36309 PROFESSIONAL ENGINEER MATTHEW D. BAILEY

Bailey Civil Group
P.O. Box 4392
Cartersville, Ga 30120
678.925.6003
baileycivilgroup.com

FOR SMITH DOUGLAS HOMES
114 VILLAGE TRAIL
WOODSTOCK, GA 30188

PROJECT BULLARD TRACT
5140 BROWN ROAD
COBB COUNTY, GA

SHEET TITLE REZONING SITE PLAN

SHEET NUMBER C201

PROJECT NUMBER 25181

DATE MAY 5TH, 2026

REVISIONS

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

Z-28-2026

SITE BACKGROUND

Applicant	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Connor Thorpe
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Charles G. Bullard and Brenda G. Bullard, as Trustees of the Charles and Brenda Bullard Revocable Trust, Dated October 17, 2024
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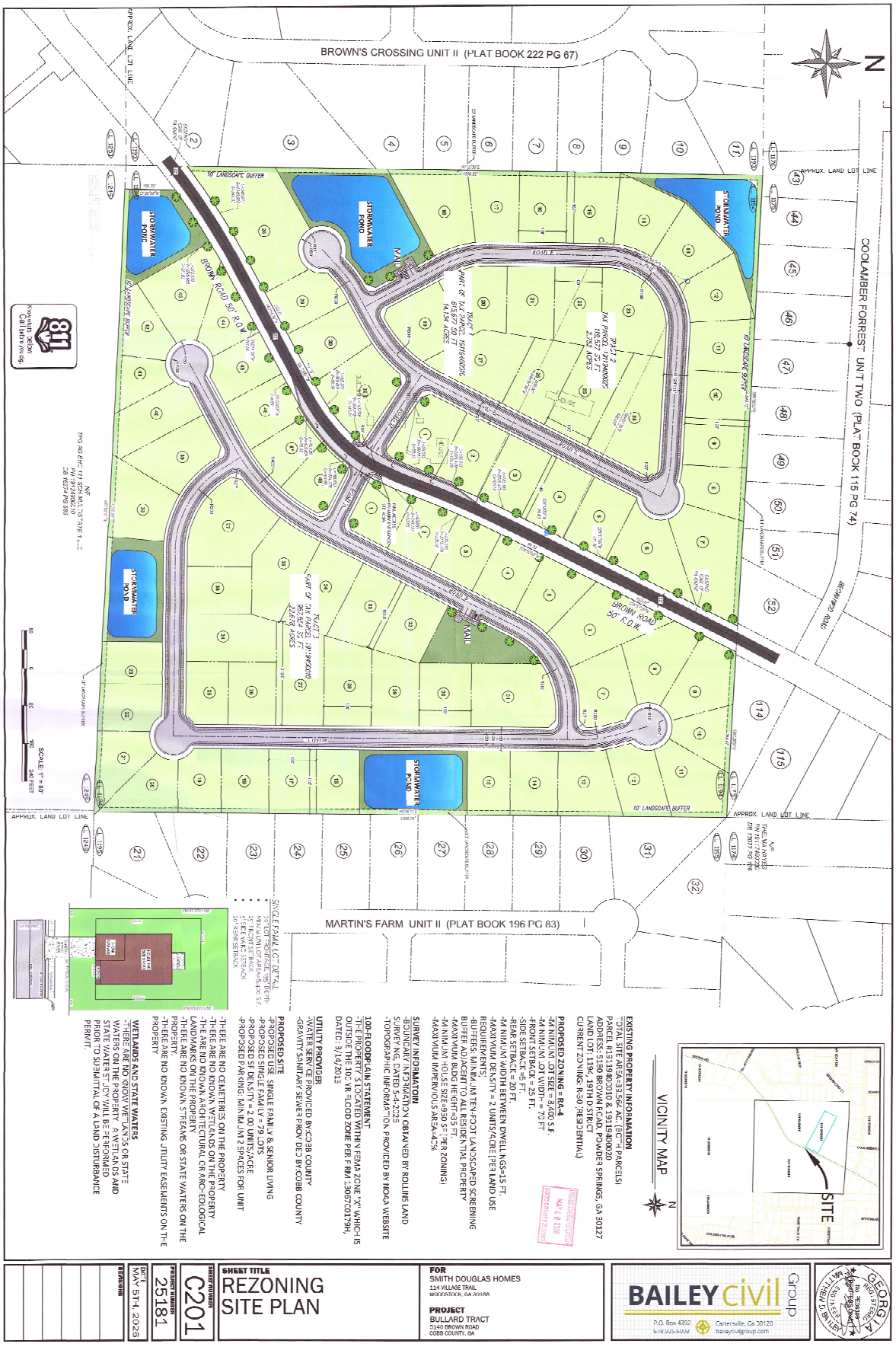
Parcel #	19119400010, 19119400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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

Based on the analysis of this case, Staff recommends **DELETION to R-20**, subject to the following:

1. District Commissioner to approve final site plan and elevations;
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.


BROWN'S CROSSING UNIT II (PLAT BOOK 222 PG 67)
COOLAMBER FORREST UNIT TWO (PLAT BOOK 115 PG 74)
MARTIN'S FARM UNIT II (PLAT BOOK 196 PG 83)
STORMWATER POND
BROWN ROAD 50' R.O.W.
10' LANDSCAPE BUFFER
APPROX. LAND LOT LINE
SCALE: 1" = 80'
VICINITY MAP
SITE
EXISTING PROPERTY INFORMATION
PROPOSED ZONING = RA-4
PROPOSED SITE
UTILITY PROVIDER
WETLANDS AND STATE WATERS
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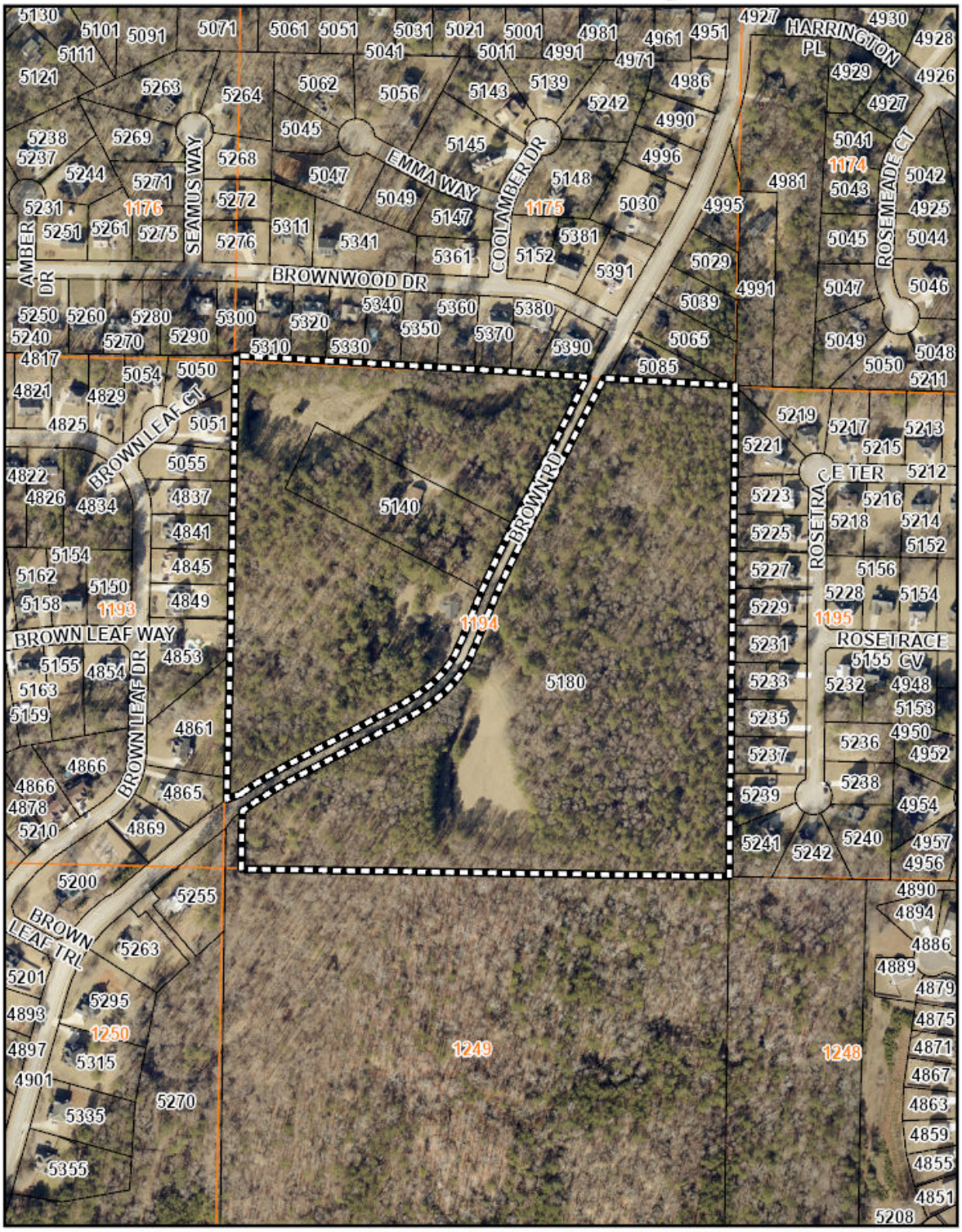


North

Zoning: R-20/ Single-family residential

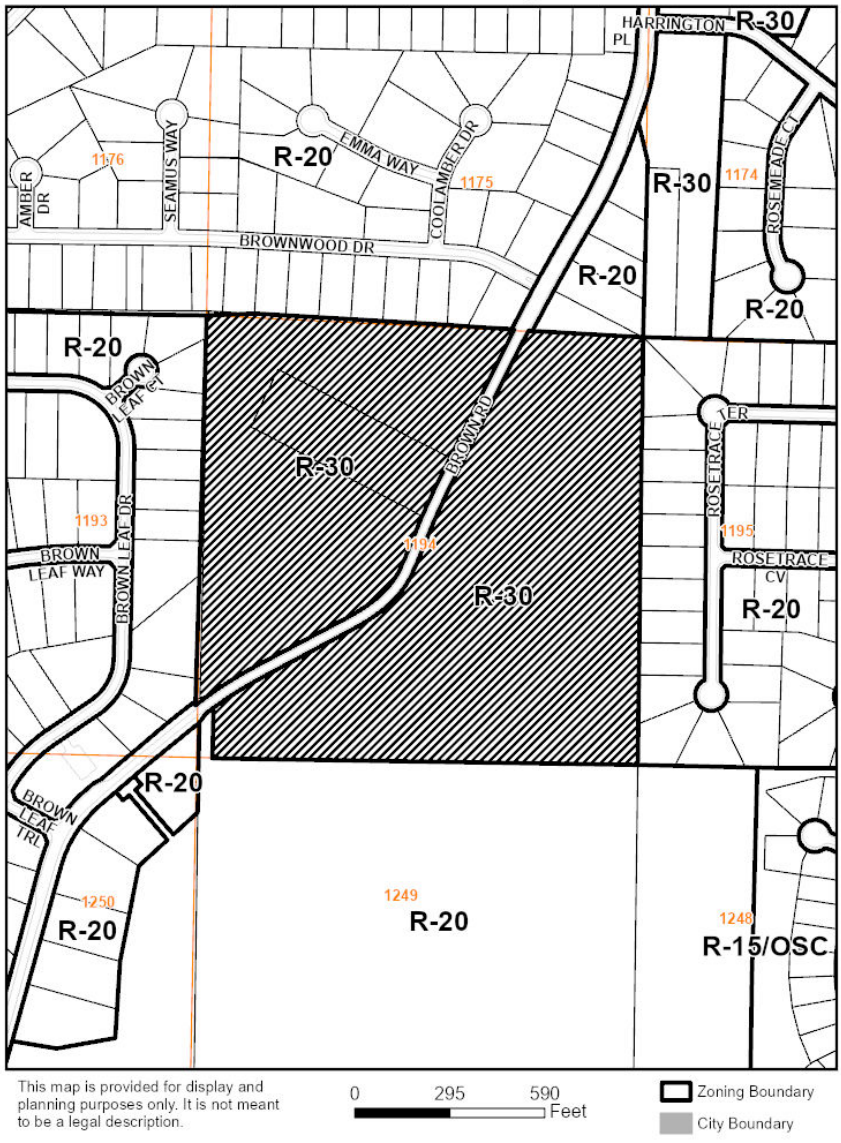
Future Land Use: VLDR

WEST

Zoning: R-20/ Single-family residential

Future Land Use: VLDR

Z-28 2026 Map



EAST

Zoning: R-20/ Single-family residential

Future Land Use: VLDR

SOUTH

Zoning: R-20/ 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.

Requested zoning district for the property

The RA-4 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located 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 RA-4 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 proposing to rezone two parcels comprising 39.564 acres of land in southwest Cobb County from the R-30 single-family residential district to the RA-4 single-family attached/detached residential district for the purpose of a 79-lot subdivision. The proposed homes will be single-family detached and craftsmen or traditional in style, with cement siding and brick or stone accents. The homes will range from 1450 to 3005 square feet. The proposal is bisected by Brown Road with stormwater ponds on both developments. The proposed lots would be 8400 square feet at minimum, in conformity with the RA-4 district.

Residential criteria

Allowable units as zoned: 43
Proposed # of units: 79
Net density: 2.00
Increase of units: 36
Acres of floodplain/wetlands: 0
Impervious surface shown: Maximum 40%

Are there any zoning variances?

No.

Z-28-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

7/7/2026

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

School	Student Capacity	School Enrollment	Capacity Status
Powder Springs ES	900	803	97 under capacity
Cooper MS	1162	1054	108 under capacity
McEachern HS	2450	2122	328 under capacity

Z-28-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 5140 & 5180 Brown Road
2. District: 4
3. Existing Zoning: R-30 Existing Allowable Impervious Coverage:
4. Proposed Zoning: RA-4 Allowable Future Impervious Coverage:
5. Future Land Use: VLDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Sweetwater Creek
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
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: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The project area is primarily forested with one existing residence in the existing condition. The project is divided by Brown Road which lies approximately along a ridge.

2. Downstream Description: Stormwater discharges from the site in multiple directions which requires the use of multiple Stormwater Facilities to manage the runoff through the established residential neighborhoods downstream.

3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

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

(continued)

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. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.

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

4. **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.**

5. 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.

6. The proposed onsite storm drain system and stormwater management facility(s) 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.

7. 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.

8. 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)

9. 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.

10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.

11. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.

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

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

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

Special Conditions

1. The dumpster pad on this site, if one is utilized, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. All residential stormwater facilities will be privately maintained by the HOA.
3. All detention ponds must be 12' from adjacent property lines.
4. Per current Code, there is a contribution required by the developer to be contributed to the HOA for stormwater system maintenance. The fee is based on the number of lots and would be collected prior to Final Plat approval.
5. Runoff from Brown Road and the proposed decel-lanes and curb and gutter should be captured and conveyed into the onsite stormwater management system.

6/3/2026

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.

Future Land Use Sub-Category? N/A

☐ Consistent ☒ Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

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

Specific Area Policy Guidelines: ☐ Yes ☒ No
Policy:

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

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

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

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

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

(continued)

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

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

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

Special District:

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

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

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 Brown Rd

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☒ NO*

Approx. distance to nearest sewer: Stubbed to the western property line of the site; In Rosetrace Trl right-of-way to the east of the site.

Estimated waste generation (in G.P.D.): Average daily = 10,080

Peak flow = 25,200

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

*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
Brown Road	Minor Collector	40	Cobb County	60’

Roadway	Location	Average daily trips (vpd)	Level of service
Brown Road	North of Brown’s Crossing	900	C

vpd = vehicles per day
Based on 2024 AADT count data taken by GDOT, as published on their website, for Brown 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 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 (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
210	Single Family Homes	79	15	40	**55**	46	27	**73**	**718**

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, 12th edition.

Comments and observations

Brown 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.

In accordance with Cobb County Code 134-121 and based on site plan dated May 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 each side of Brown Road, a minimum of 30’ from the roadway centerline or 3’ behind sidewalk, whichever is further, in accordance with Cobb County Development Standard 401.2, Right-of-Way.

2. Recommend applicant verify that minimum intersection sight distance is available for Brown Road 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.

3. Recommend installing curb, gutter, and sidewalk along Brown Road frontage to meet Cobb DOT standards; or pay fee in lieu of curb, gutter, and sidewalk if constraints exist and subject to Cobb DOT approval. 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.

4. Recommend Brown Road main accesses include left turn lanes to address safety. 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.

5. Recommend Brown Road main accesses include deceleration (right turn) lanes at all entering access locations to address safety. 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 final location and design be determined during plan review, subject to Cobb County DOT approval.

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

7. 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.

8. Recommend mail kiosk(s) 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. In addition, Perpendicular parking is not allowed within public right of way.

(continued)

9. Recommend a minimum of 100’ feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and any roadway intersection. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

10. 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 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 Standard.

11. Recommend curb and gutter along both sides and sidewalk along one side of proposed development.

12. Recommend streets, lighting, and utilities be constructed to the Cobb County Standard Specifications. 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.

13. Recommend a 10’ No Access Easement along double frontage lots abutting Brown Road frontage.

14. Recommend that any wall or wall footer for the proposed development be located outside the right-of-way. This recommendation is pursuant to Cobb County Development Standard 413, Structural Retaining Walls.

15. 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 the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Surrounding developments have been uniformly zoned for and built up as R-20 subdivisions, with the only nearby exception being an R-20/OSC district due to floodplains.

B. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
It is Staff's opinion the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. The RA-4 zoning district as requested will result in a density that is out of character with the surrounding development and may present additional adverse impacts as a result.

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 the zoning proposal may result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Per Cobb Department of Transportation comments, right of way will have to be donated to bring existing roads into compliance.

D. **Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**
It is Staff's opinion the zoning proposal is not in conformity with the policies and intent of the comprehensive plan. The current future land use for these properties is VLDR, which does not support the establishment of the RA-4 district within its area.

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 other existing or changing conditions affecting the use and development of the property which give supporting grounds for deletion of the zoning proposal to R-20. The homes in this part of the County are primarily R-20, with even new developments trending in this direction. Allowing for a clustered residential development here would be out of character with other approved cases in the area. In the past, this area has only allowed for more compact developments to preserve green space and avoid disrupting floodplains.

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):** 1450-3005 SF

b) **Proposed building architecture:** Elevations will either be traditional or craftsman. Materials: fiber cement siding; brick or stone accents (plan dependent); covered stoops or porches.

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

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

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

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

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

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

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

The property currently has two home sites. The property is bordered to the west, north, and east by exising single family residential. The property to the south is undeveloped land.

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

05/20/26

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:
Must comply with NFPA 241 for maintaining safety during construction.

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: 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).

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)

(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. (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

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-13-2026

SITE BACKGROUND

Applicant	Rebecca Yan
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Rebecca Yan
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Rebecca Anne Wesselink Yan and Katharine Wesselink
Property Location	Located on the south side of County Line Road
Address	2796 County Line Road
Access to Property	County Line Road

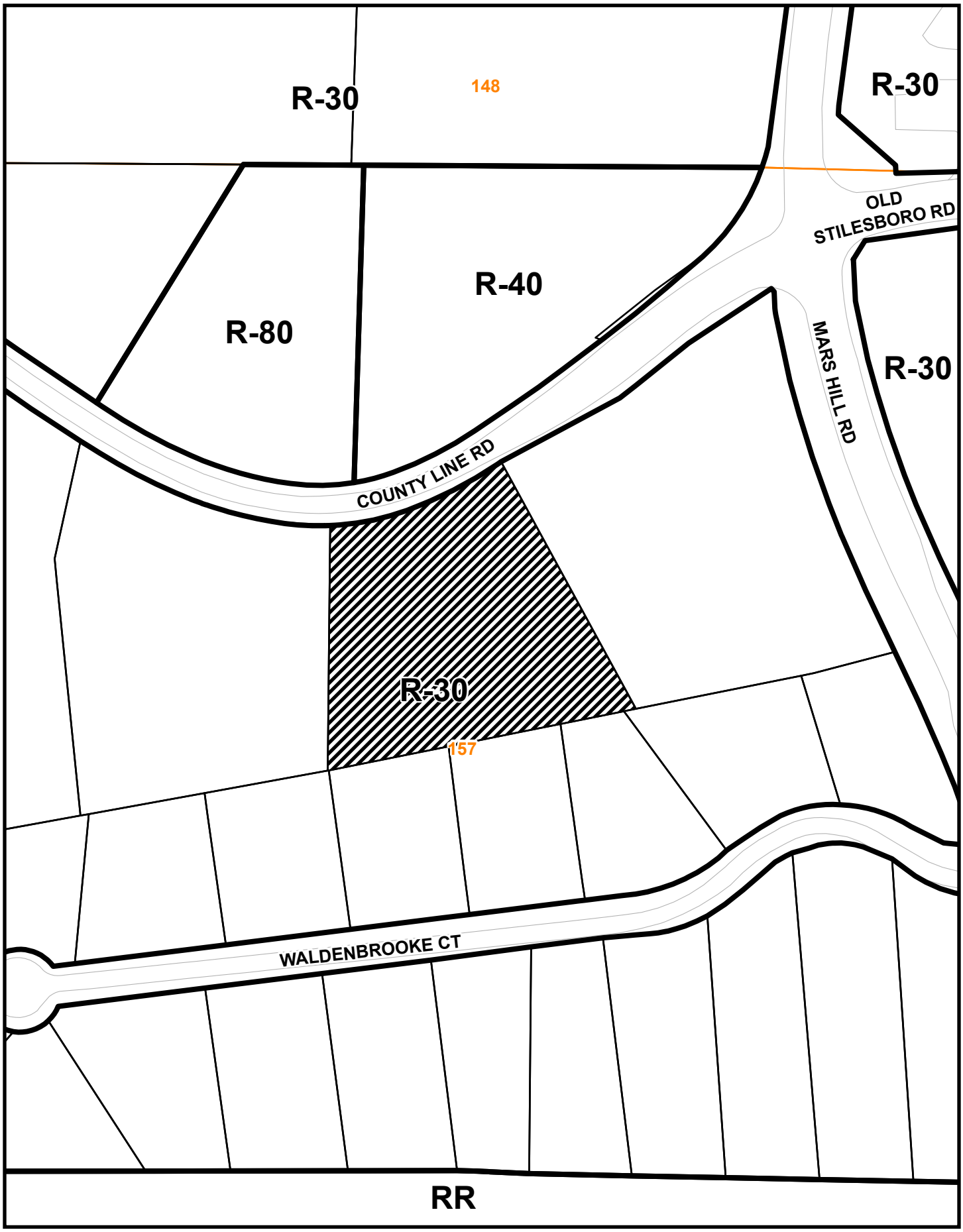
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Growing and selling cut flowers
Future Land Use	VLDR
Site Acreage	1.91
District	20
Land Lot	157
Parcel #	20015700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-13 2026 Map

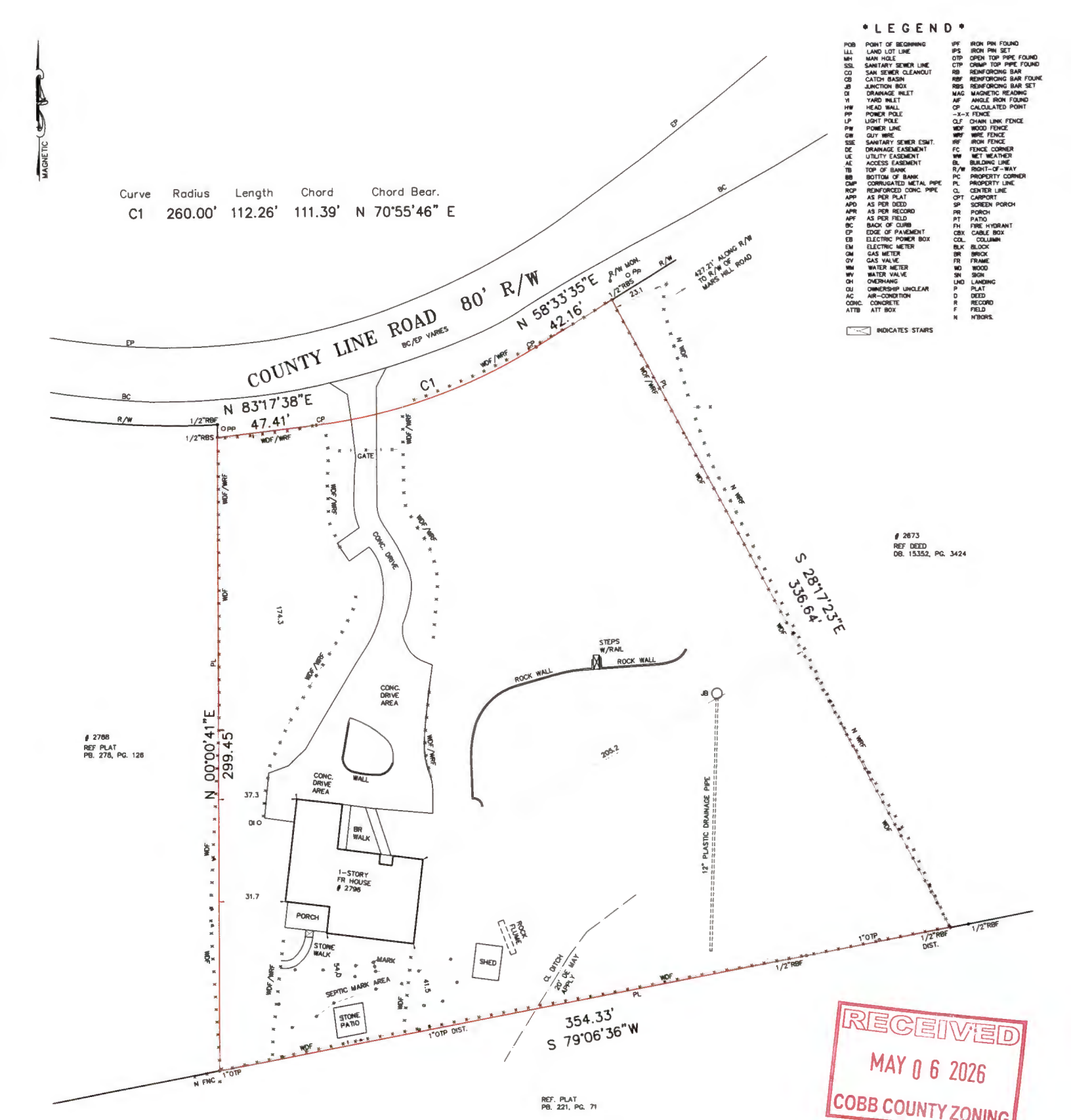


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 135 270 Feet

Zoning Boundary

City Boundary



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REVISED AND UPDATED APR 08 2026

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

PROPERTY ADDRESS:
2796 COUNTY LINE ROAD, NW
ACWORTH, GA 30101

LAND AREA:
1.909 AC

0 30
SCALE 1" = 30'

PAPER FORMAT 17"x22"

PLAT PREPARED FOR:
BECCA YAN

LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 157	20TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE AUG 13, 2025	PRINTED/SIGNED AUG 18, 2025	
PLAT BOOK ,PAGE DEED BOOK 14815 ,PAGE 195	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED No. 3197 PROFESSIONAL EUGENE A. STEPANOV SURVEYOR

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20251340
DWG # 20251340 REV

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES
84 LENOX POINTE,
ATLANTA, GA 30324
FAX: 404.393.0941
INFO@SURVEYLANDEXPRESS.C

LUP-13 2026 Aerial Map



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0 135 270 Feet

Zoning Boundary

City Boundary

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?** Flower Farm, growing & selling cut flowers
2. **Number of employees?** 1
3. **Days of operation?** 365
4. **Hours of operation?** 8 am – 8 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** avg. 5 **;Per week?** avg. 35
6. **Where do clients, customers and/or employees park?**
   Driveway: ✓ **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:**_____ **; Yes:** ✓ **. (If yes, then how many, size, and location):** 2, not to exceed 3'x3', 1 located at entrance to property, 1 located within property at pickup location along driveway
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** Ø
9. **Deliveries? No**_____ **; Yes** ✓ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)** 1/day: Fedex or UPS

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10. **Does the applicant live in the house? Yes** ✓ **;No**_____
11. **Any outdoor storage? No**_____ **; Yes** ✓ **(If yes, please state what is kept outside):** Small garden tools & pots behind fence, not visible from street
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** ✓ **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):** NO

Applicant signature: _____ **Date:** 5/6/2026

Applicant name (printed): Rebecca Yan

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

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

1. **Number of unrelated adults in the house?** Ø
2. **Number of related adults in the house?** 2
3. **Number of vehicles at the house?** 2
4. **Where do the residents park?**
   Driveway: ✓ ; **Street:**_____ ; **Garage:** ✓
5. **Does the property owner live in the house? Yes** ✓ ;**No**_____
6. **Any outdoor storage? No**_____ ; **Yes** ✓ **(If yes, please state what is kept outside):** small garden tools & pots behind fence
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** ✓ ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**
   NO

Applicant signature: _____ **Date:** 5/6/2026

Applicant name (printed): Rebecca Yan

ZONING STAFF USE ONLY BELOW THIS LINE

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Zoning of property: _____

Size of house per Cobb County Tax Assessor records:_____

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

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

Number of vehicles proposed: _____ **Number permitted by code:**_____

Number of vehicles proposed to be parked outside:_____**Number of vehicles permitted**_____

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____

Rebecca Ysar intends to make an application for a Land Use Permit for the purpose of growing & selling cut flowers on the premises described in the application.

	Signature	Printed name	Address
1.		Craig K. Douglass	2673 Mars Hill Rd Acworth Ga 30101
2.		ED BRIDGES	2789 COUNTY LINE RD. 30101
3.		DAVID BRAYFIELD	2786 County Line Rd. 30101
4.		BARBARA A. BRAYFIELD	2786 COUNTYLINE RD. 30181
5.		NOELA DILLARD BRAYFIELD	2786 CountyLine RD 301C
6.		Abigail GARCIA	5132 Waldenbrooke CT NW, Acworth G
7.		Ebony Roberts	5126 Waldenbrooke Ct Acwo
8.		BRUCE DOOLEY	5120 WALDENBROOKE CT.
9.		Brad Cranshaw	2799 County Line rd
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

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(Attach additional pages if necessary)

Revised October 1, 2009

Alan & Karen Baxter

Owners of property at 5114 Waldenbrooke Ct NW, Acworth, GA 30101

Residence at 2697 County Line Rd, Acworth, GA

1. Knocked on property door at 5114 Waldenbrooke Ct. No answer.
2. Written letter in mailbox at 5114 Waldenbrooke Ct. No reply.
3. Spoke with the renter at 5114 Waldenbrooke Ct. who said she would text Alan & Karen Baxter. No reply.
4. Went to residence at 2697 County Line Rd. No answer.
5. Left written letter at residence at 2697 County Line Rd. No reply.
6. Left voicemail for Karen Baxter on her cell phone. No reply.

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CONSENT OF [redacted]

May 5, 2026

Hi! I hope this finds Alan & Karen Baxter. My name is Becca Yan & I live at 3796 County Line Rd NW. Acworth. I am applying for a temporary land use permit to grow & sell cut flowers on my property & I need the signatures of all contiguous occupants. I believe you own the property along my back property line. I would greatly appreciate it if you could call or text me (or stop by!).

Thank you very much.

Becca Yan
678 237 2711

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Gmail Trish Shuffield <trishshuffield@gmail.com>

Fwd: From Becca Yan, the flower lady

message

obert Shuffield <shuffieldrobert@gmail.com>
: Trish Shuffield <trishshuffield@gmail.com>

Tue, May 5, 2026 at 4:39 PM

egin forwarded message:

From: Becca Yan <becca11080@hotmail.com>
Date: May 5, 2026 at 11:15:02 AM CDT
To: shuffieldrobert@gmail.com
Subject: **From Becca Yan, the flower lady**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Rebecca Yan intends to make an application for a land use permit for the purpose of growing and selling cut flowers on the premises described in the application.

Becca Yan
678-237-2711

Robert P. Shuffield
3108 WALDOW BROOK CT
ACWORTH, GA. 30101
5/5/26

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COBB & DOUGLAS PUBLIC HEALTH

MISCELLANEOUS SERVICE REQUEST

OFFICE USE ONLY

Date 5/4/26 Amount Paid $ 150 Invoice # 1262255 Authorization # 066618

Check # _____ ☐ Cash ☐ Amex ☐ Discover ☑ MC ☐ Visa Received By: Briera Scott

Address of service location:
2796 county line rd nw acworth ga 30101-4423

Requestor's Name: Rebecca Yan Phone: 678-237-2711

Requestor's Address: 2796 county line rd nw acworth ga 30101

Requestor's E-mail: becca1080@hotmail.com

Subdivision Name: _____ Lot/ Block:

Bedrooms: 3 Land Lot: _____ District: _____ Section: _____ Year Built: 1985

Service requested:

☑ Remodel / Rebuild / Addition (non-bedroom) **(attach site plan)** ☐ Structure addition to property **(attach site plan)**

☐ Personal care home **(attach state form)** # of f/t employees _____ # of p/t employees _____ # of residents _____

☐ Septic tank loan letter / refinance **(see below)**

☐ Commercial ☐ Home business ☐ Home office ☐ Relocate mobile home

☐ Other: _____

Comments: Flower farm existing on the side of the house grow & sell cut flowers.

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Septic Tank Letter:

☐ Mail letter to owner's address ☐ Hold letter and call this phone # when ready:

☑ E-mail to address above ☐ E-mail to: _____

☐ Mail letter to this address: _____

Property Owner's Name: Rebecca Yan Phone: 678-237-2711

Property Owner's Address: 2796 county line rd nw acworth ga 30101-4423

Investigation / inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
5/5/2026	approve for grow & sell cut flowers business. Property owner is only employee. Septic system located by septic contractor.			dc

PR: _____ 1 / 1

Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME:	PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
REBECCA YAN	2796 COUNTY LINE RD NW ACWORTH, GA 30101-4423	035381
APPLICANT PHONE: (678) 237-2711		COUNTY: Cobb
APPLICANT EMAIL ADDRESS: BECCA11080@HOTMAIL.COM	SUBDIVISION/LOT/BLOCK: //	REASON FOR EVALUATION: FLOWER FARM

	Inspection Records
No	1. Inspection records exist for this septic system.
N/A	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
	Maintenance Records (applicable copies are attached)
Yes	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
	System Assessment and Existing Site Conditions (applicable copies are attached)
N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
Yes	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
	Addition to Property
N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
	Relocation of Home or Change of Use
	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

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Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
2796 COUNTY LINE RD NW ACWORTH, GA 30101-4423	**035381**
	SUBDIVISION/LOT/BLOCK: //

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health): FLOWER FARM EXISTING ON THE SIDE OF THE HOUSE. OK FOR GROWING AND SELLING FLOWERS AT THE PROPERTY.

APPROVED

Jessica Cutler CM 5/6/2026

COBB PUBLIC HEALTH DATE

CENTER FOR ENVIRONMENTAL HEALTH

Additional Notes/Comments:

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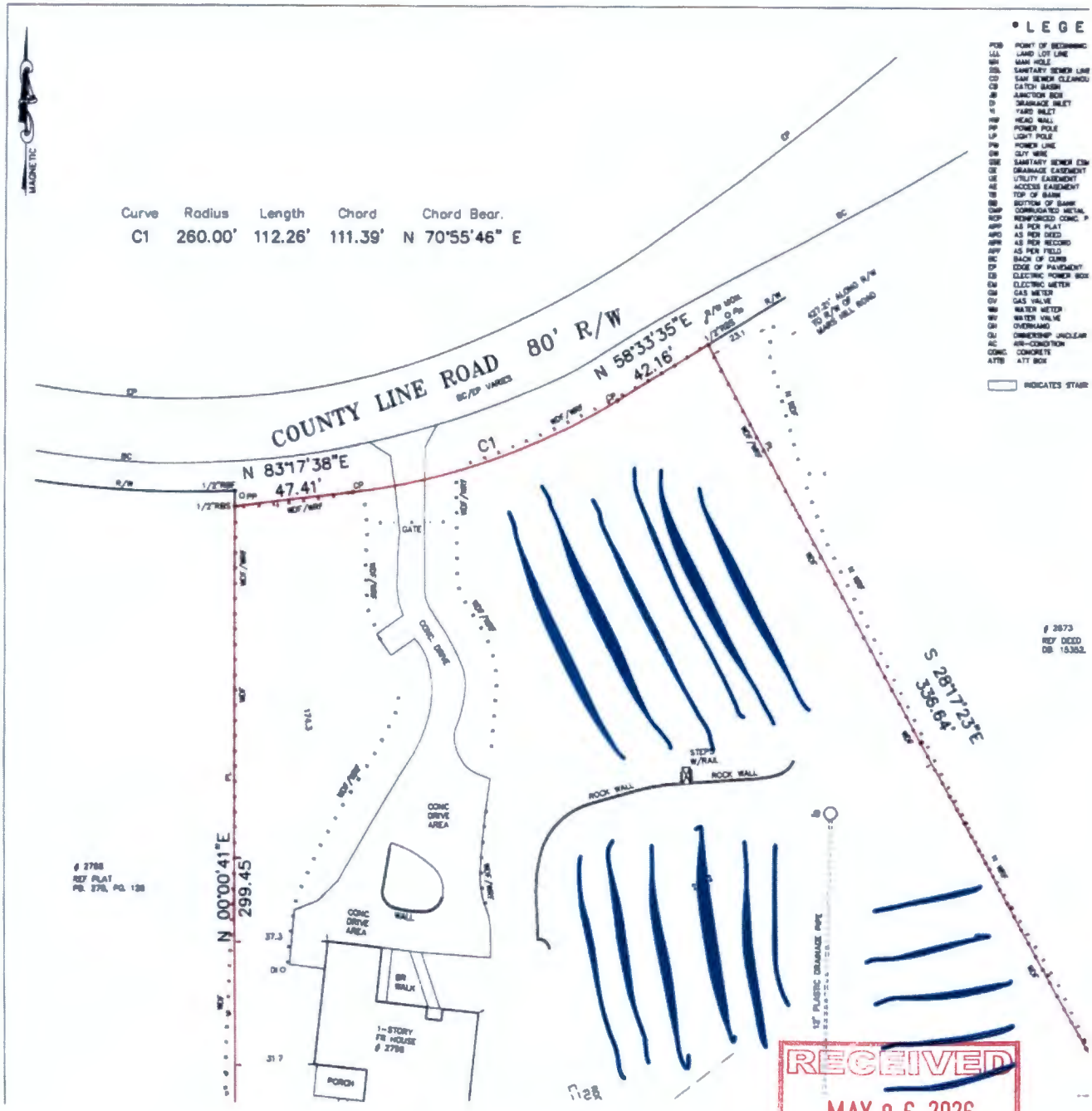
Inspector:	**Signature:**	**Date:**
JESSICA CUTLER	Jessica Cutler	05/06/2026

*I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.*



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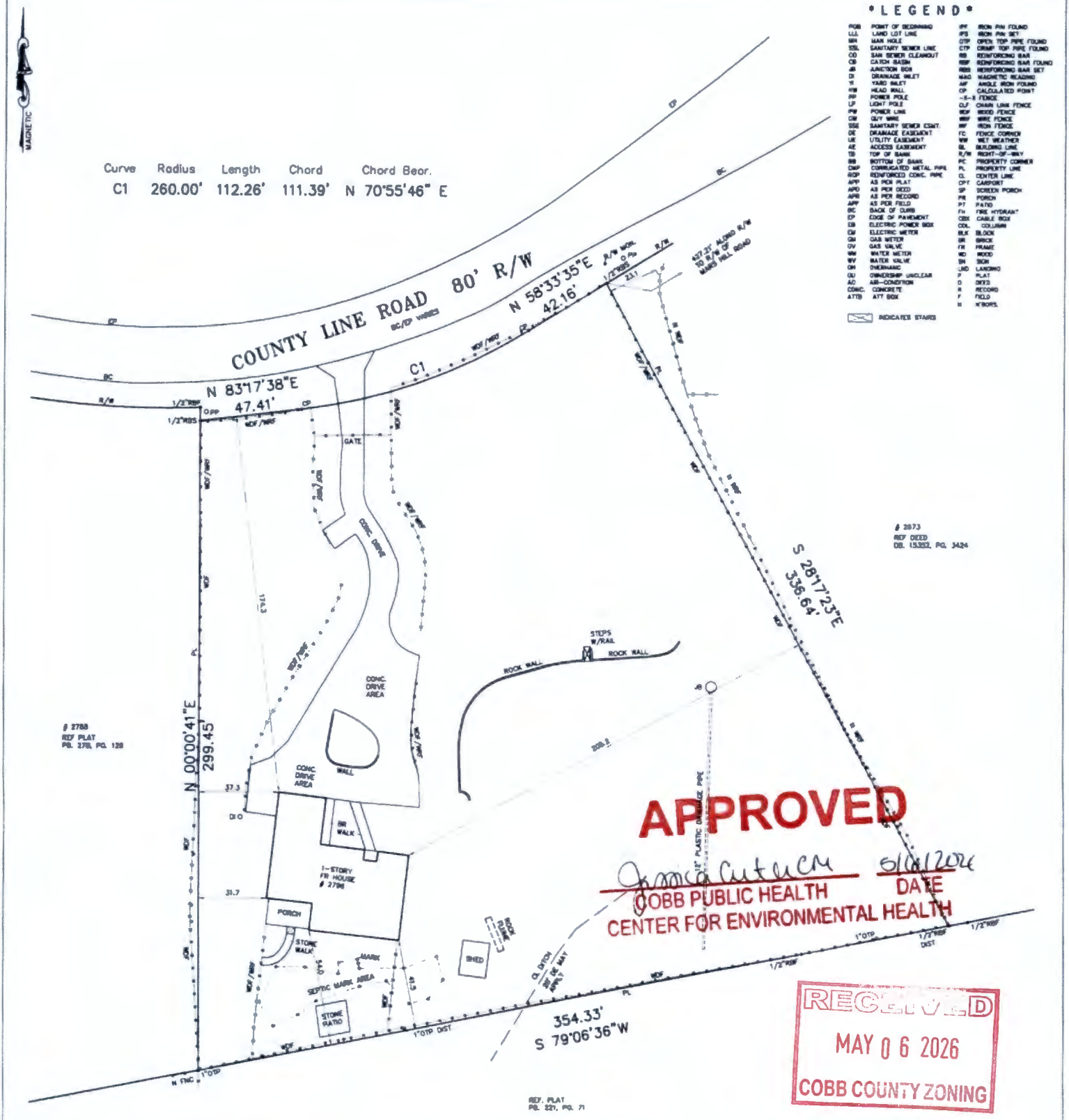
APPROVED

Jessica Cutler CM 5/6/2026
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH



APPROVED
COBB PUBLIC HEALTH
CENTER FOR ENVIRONMENTAL HEALTH
5/06/2026
DATE

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MAY 06 2026
COBB COUNTY ZONING

REVISED AND UPDATED APR 08 2026

SURVEY NOTES:

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PROPERTY ADDRESS:
2798 COUNTY LINE ROAD, NW
ACWORTH, GA 30101

LAND AREA:
1.909 AC

0 30
SCALE 1" = 30'

PAPER FORMAT 17"x22"

PLAT PREPARED FOR:
BECCA YAN

LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 157	20TH DISTRICT	2ND SECTION
COBB COUNTY, GEORGIA		
FIELD WORK DATE AUG 13, 2025	PRINTED/SIGNED AUG 18, 2025	
PLAT BOOK PAGE DEED BOOK 14815 PAGE 195	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

GEORGIA REGISTERED No. 3197 PROFESSIONAL EDWARD A. STEPANOV

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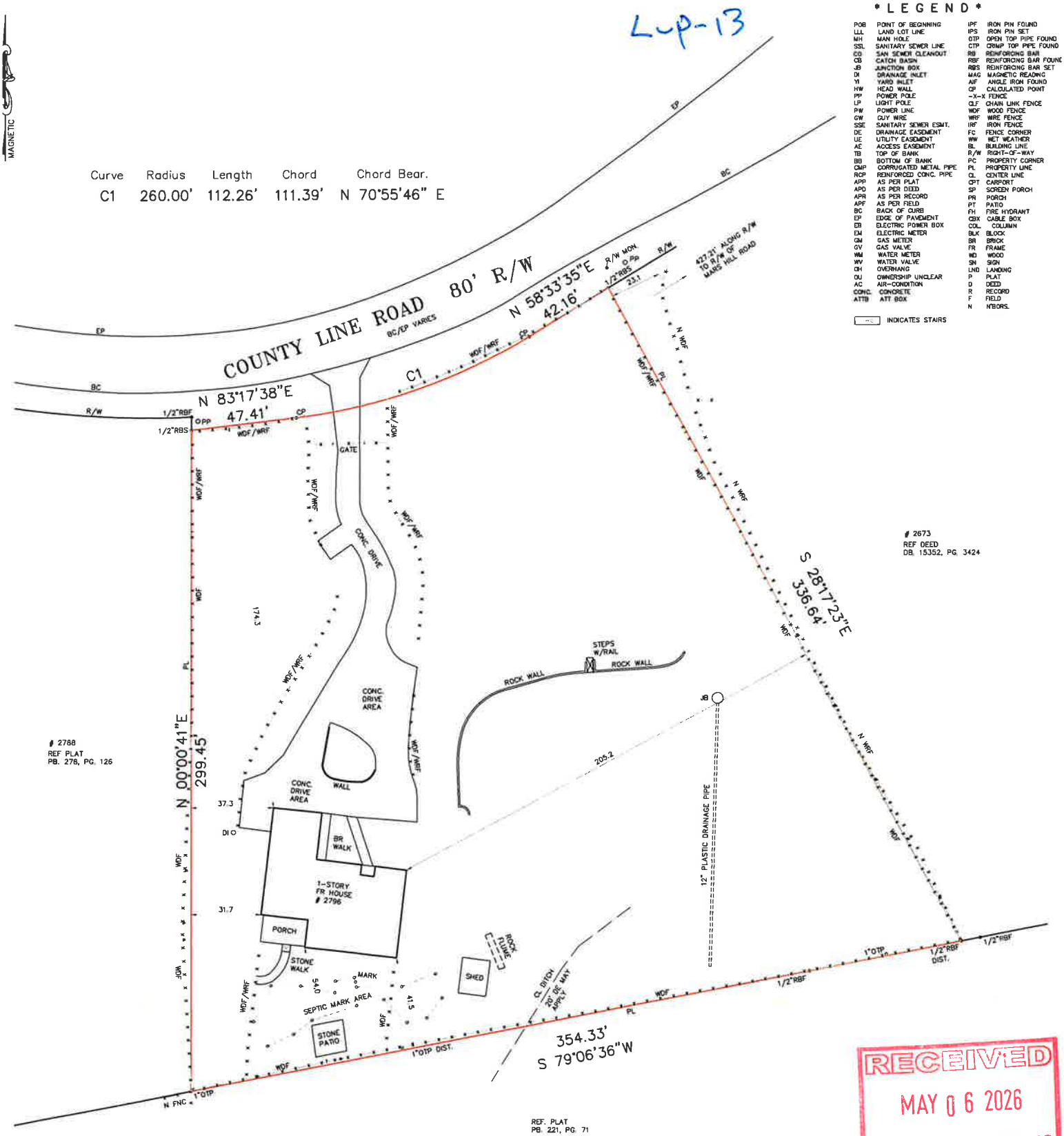
COORD # 20251340
DWG # 20251340 REV

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

94 LENOX POINTE,
ATLANTA, GA 30324
TEL 404-831-0941
FAX 404-252-8767
INFO@SURVEYLANDEXPRESS.COM

Lup-13



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SUBDIVISION	UNIT
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LAND SURVEYING SERVICES

24 LENOX POINTE, ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-13-2026

SITE BACKGROUND

Applicant	Rebecca Yan
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Rebecca Yan
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Rebecca Anne Wesselink Yan and Katharine Wesselink
Property Location	Located on the south side of County Line Road
Address	2796 County Line Road
Access to Property	County Line Road

QUICK FACTS

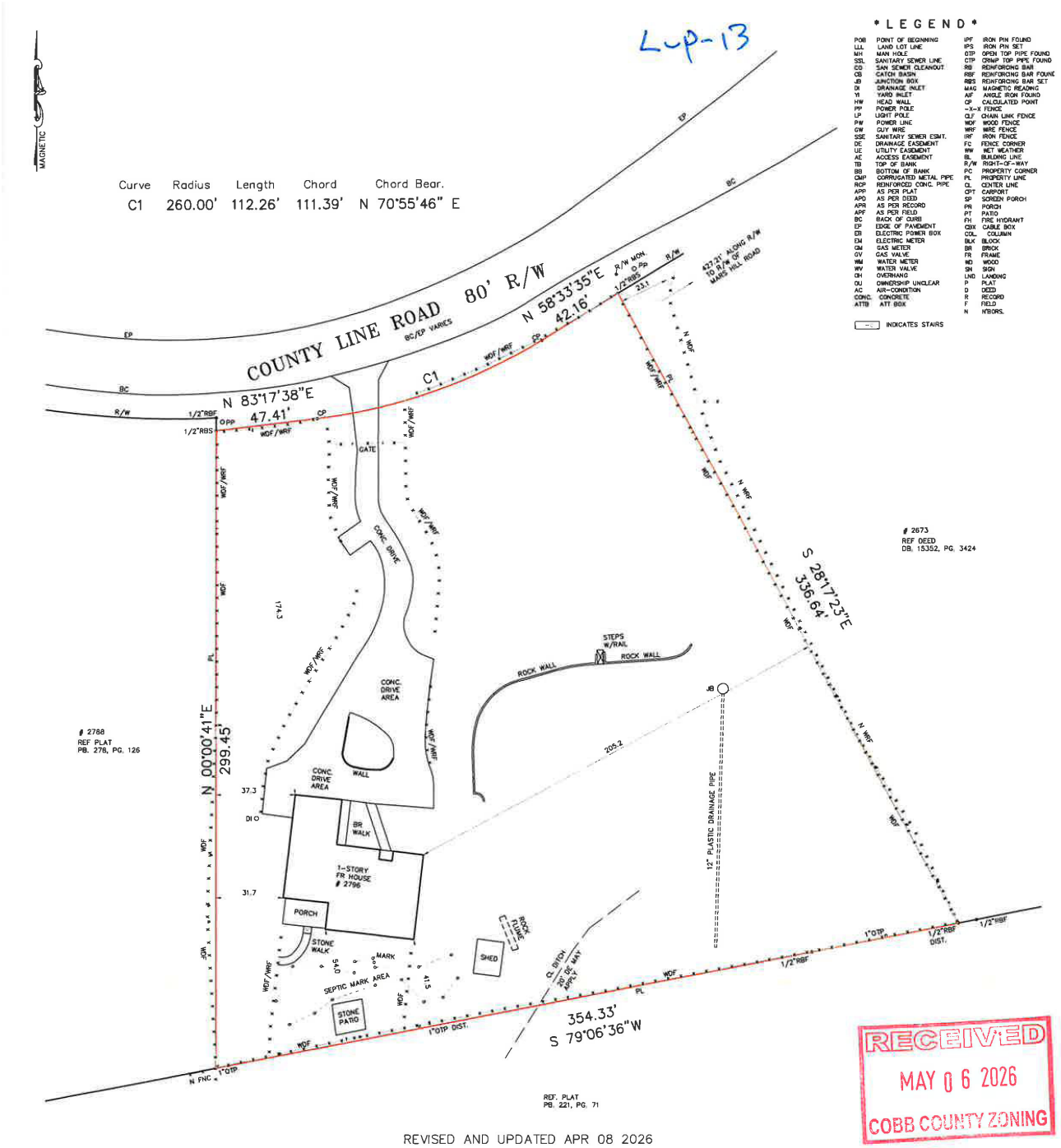
Commission District	1 - Gambrill
Current Zoning	R-30
Current Use of Property	Single-family residence
Proposed Use	Growing and selling cut flowers
Future Land Use	VLDR
Site Acreage	1.91
District	20
Land Lot	157
Parcel #	20015700160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Peyton McClure, Planner II)

Based on the analysis of the case, Staff recommends **APPROVAL for 12 months** subject to:

1. No commercial deliveries after sunset or before sunrise;
2. Sign rendering to be approved by the District Commissioner;
3. Clients to park in driveway;
4. Maximum of five clients per day by appointment only;
5. Fire Department comments and recommendations;
6. Stormwater comments and recommendations; and
7. Department of Transportation comments and recommendations.



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LUP-13 2026 Aerial Map



North

Zoning: R-80 & R-40/ Single-family residential

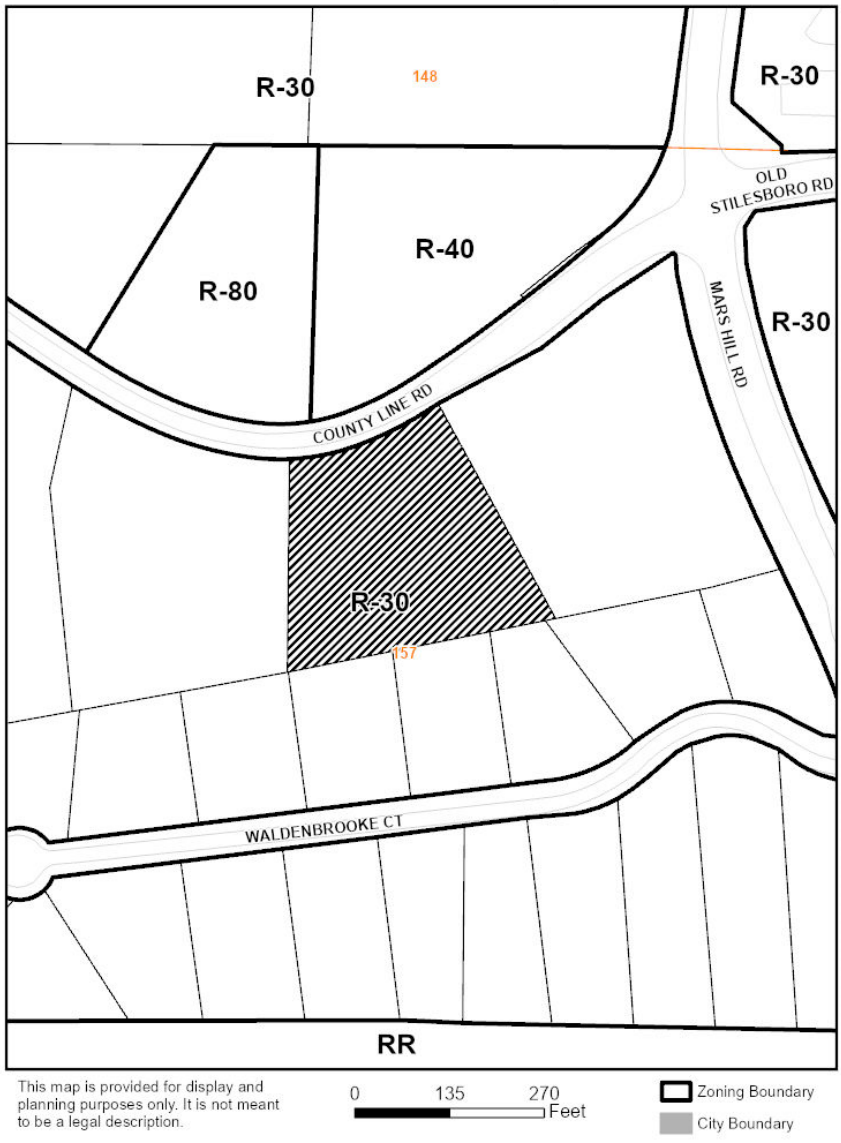
Future Land Use: VLDR

WEST

Zoning: R-30/ Single-family residential

Future Land Use: VLDR

LUP-13 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 to grow, arrange, and sell flowers from their home. The property is 1.91 acres, so it fails to meet the 2-acre minimum to operate as a bona fide farm. The applicant expects 5 clients per day 7-days a week, with the intent to operate from 8am to 8pm. Additionally, the applicant has proposed using signage on the property, one sign would be placed at the entrance and the second in the interior of the parcel directing people to the pick-up location. Both signs would be a maximum of 3x3.

LUP-13-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

5/29/2026

Site Data

1. Address: 2796 County Line Road
2. District: 1
3. Existing Zoning: R-30 Existing Allowable Impervious Coverage: 35%
4. Future Land Use: VLDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No:

Proposed Project Onsite Design Requirements

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

2. Stormwater Management has no objection to the request seeking to grow and sell cut flowers from the residence.

6/3/2026

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:	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-13

July '26 Zoning

Applicant: Rebecca Yan

Water & Sewer Comments: No comments.

Recommendations:

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

1. Recommend no parking on the right-of-way.

2. Recommend any signs be located off county right-of-way and where it will not impede the line of sight for driveways or roadways.

3. Upon any fence 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: Recommend the fence be located off county right-of-way and where it will not impede the line of sight for the driveways or roadways.

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 renewal is not expected to negatively impact the safety, health, welfare, or general well-being of surrounding properties.

(2) Parking and traffic considerations.
There is ample parking available on the driveway to accommodate a metered delivery schedule. The proposed use has no need to park anywhere but the existing driveway.

(3) Number of nonrelated employees.
The proposed use makes no request to have non-related employees.

(4) Number of commercial and business deliveries.
The proposed use is expected to receive 1 delivery per day via FedEx or UPS.

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The proposed use is not in a platted neighborhood.

(6) Compatibility of the business use to the neighborhood.
There are no known commercial uses in the immediate area.

(7) Hours of operation.
8am to 8pm/ 7 days a week

(8) Existing business uses in the vicinity.
No commercial or business uses are known to exist in the surrounding area.

(9) Effect on property values of surrounding property.
The request is not anticipated to negatively affect surrounding property values.

(10) Circumstances surrounding neighborhood complaints.
This request is not associated with any neighborhood complaints.

(11) Intensity of the proposed business use.
This use has been approved in prior cases in similar locations. The proposed use has few if any negative externalities.

(12) Location of the use within the neighborhood.
The proposed use is not within a platted neighborhood.

LUP-13-2026 DEPARTMENT COMMENTS – Zoning Division

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

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?** Flower Farm, growing & selling cut flowers
2. **Number of employees?** 1
3. **Days of operation?** 365
4. **Hours of operation?** 8 am – 8 pm
5. **Number of clients, customers, or sales persons coming to the house per day?** avg. 5 **;Per week?** avg. 35
6. **Where do clients, customers and/or employees park?**
   Driveway: ✓ **; Street:**_____ **;Other (Explain):**_____
7. **Signs? No:**_____ **; Yes:** ✓ **. (If yes, then how many, size, and location):** 2, not to exceed 3'x3', 1 located at entrance to property, 1 located within property at pickup location along driveway
8. **Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.):** ∅
9. **Deliveries? No**_____ **; Yes** ✓ **(If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)** 1/day: Fedex or UPS

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10. **Does the applicant live in the house? Yes** ✓ **;No**_____
11. **Any outdoor storage? No**_____ **; Yes** ✓ **(If yes, please state what is kept outside):** Small garden tools & pots behind fence, not visible from street
12. **Length of time requested (24 months maximum):** 24 months
13. **Is this application a result of a Code Enforcement action? No** ✓ **;Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
14. **Any additional information? (Please attach additional information if needed):** NO

Applicant signature:_____ **Date:** 5/6/2026

Applicant name (printed): Rebecca Yan

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

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

1. **Number of unrelated adults in the house?** Ø
2. **Number of related adults in the house?** 2
3. **Number of vehicles at the house?** 2
4. **Where do the residents park?**
   Driveway: ✓ ; **Street:**_____ ; **Garage:** ✓
5. **Does the property owner live in the house? Yes** ✓ ;**No**_____
6. **Any outdoor storage? No**_____ ; **Yes** ✓ **(If yes, please state what is kept outside):** small garden tools & pots behind fence
7. **Length of time requested (24 months maximum):** 24 months
8. **Is this application a result of a Code Enforcement action? No** ✓ ;**Yes**__ **(If yes, attach a copy of the Notice of Violation and/or tickets to this form).**
9. **Any additional information? (Please attach additional information if needed):**
   NO

Applicant signature: _____ **Date:** 5/6/2026

Applicant name (printed): Rebecca Yan

ZONING STAFF USE ONLY BELOW THIS LINE

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Zoning of property: _____

Size of house per Cobb County Tax Assessor records:_____

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

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

Number of vehicles proposed: _____ **Number permitted by code:**_____

Number of vehicles proposed to be parked outside:_____**Number of vehicles permitted**_____

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____

Rebecca Ysar intends to make an application for a Land Use Permit for the purpose of growing & selling cut flowers on the premises described in the application.

	Signature	Printed name	Address
1.		Craig K. Douglass	2673 Mars Hill Rd Acworth Ga 30101
2.		ED BRIDGES	2789 COUNTY LINE RD. 30101
3.		DAVID BRAYFIELD	2786 County Line Rd. 30101
4.		BARBARA A. BRAYFIELD	2786 COUNTYLINE RD. 30181
5.		NOELA DILLARD BRAYFIELD	2786 CountyLine RD 301C
6.		Abigail GARCIA	5132 Waldenbrooke CT NW, Acworth G
7.		Ebony Roberts	5126 Waldenbrooke Ct Acwo
8.		BRUCE DOOLEY	5120 WALDENBROOKE CT.
9.		Brad Cranshaw	2799 County Line rd
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

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(Attach additional pages if necessary)

Revised October 1, 2009

Alan & Karen Baxter

Owners of property at 5114 Waldenbrooke Ct NW, Acworth, GA 30101

Residence at 2697 County Line Rd, Acworth, GA

1. Knocked on property door at 5114 Waldenbrooke Ct. No answer.
2. Written letter in mailbox at 5114 Waldenbrooke Ct. No reply.
3. Spoke with the renter at 5114 Waldenbrooke Ct. who said she would text Alan & Karen Baxter. No reply.
4. Went to residence at 2697 County Line Rd. No answer.
5. Left written letter at residence at 2697 County Line Rd. No reply.
6. Left voicemail for Karen Baxter on her cell phone. No reply.

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CONSENT OF

May 5, 2026

Hi! I hope this finds Alan & Karen Baxter. My name is Becca Yan & I live at 2796 County Line Rd NW. Acworth. I am applying for a temporary land use permit to grow & sell cut flowers on my property & I need the signatures of all contiguous occupants. I believe you own the property along my back property line. I would greatly appreciate it if you could call or text me (or stop by!).

Thank you very much.

Becca Yan
678 237 2711

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MAY 06 2026
COBB COUNTY ZONING

Gmail Trish Shuffield <trishshuffield@gmail.com>

Fwd: From Becca Yan, the flower lady

message

obert Shuffield <shuffieldrobert@gmail.com>
: Trish Shuffield <trishshuffield@gmail.com>

Tue, May 5, 2026 at 4:39 PM

egin forwarded message:

From: Becca Yan <becca11080@hotmail.com>
Date: May 5, 2026 at 11:15:02 AM CDT
To: shuffieldrobert@gmail.com
Subject: **From Becca Yan, the flower lady**

By signature, it is hereby acknowledged that I give my consent/or have no objection that Rebecca Yan intends to make an application for a land use permit for the purpose of growing and selling cut flowers on the premises described in the application.

Becca Yan
678-237-2711

Robert P. Shuffield
3108 WALDOW BROOK CT
ACWORTH, GA. 30101
5/5/26

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MAY 06 2026
COBB COUNTY ZONING

COBB & DOUGLAS PUBLIC HEALTH

MISCELLANEOUS SERVICE REQUEST

OFFICE USE ONLY

Date 5/4/26 Amount Paid $ 150 Invoice # 1262255 Authorization # 066618

Check # _____ ☐ Cash ☐ Amex ☐ Discover ☑ MC ☐ Visa Received By: Briera Scott

Address of service location:
2796 county line rd nw acworth ga 30101-4423

Requestor's Name: Rebecca Yan Phone: 678-237-2711

Requestor's Address: 2796 County line rd nw acworth ga 30101

Requestor's E-mail: becca1080@hotmail.com

Subdivision Name: _____ Lot/ Block:

Bedrooms: 3 Land Lot: _____ District: _____ Section: _____ Year Built: 1985

Service requested:

☑ Remodel / Rebuild / Addition (non-bedroom) **(attach site plan)** ☐ Structure addition to property **(attach site plan)**

☐ Personal care home **(attach state form)** # of f/t employees _____ # of p/t employees _____ # of residents _____

☐ Septic tank loan letter / refinance **(see below)**

☐ Commercial ☐ Home business ☐ Home office ☐ Relocate mobile home

☐ Other: _____

Comments: Flower farm existing on the side of the house grow & sell cut flowers.

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Septic Tank Letter:

☐ Mail letter to owner's address ☐ Hold letter and call this phone # when ready:

☑ E-mail to address above ☐ E-mail to: _____

☐ Mail letter to this address: _____

Property Owner's Name: Rebecca Yan Phone: 678-237-2711

Property Owner's Address: 2796 county line rd nw acworth ga 30101-4423

Investigation / inspection record (attach additional sheets as needed)

Date	Findings	Action Taken	Recheck Date	Initials
5/5/2026	approve for grow & sell cut flowers business. Property owner is only employee. Septic system located by septic contractor.			dc

PR: _____ 1 / 1

Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME:	PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
REBECCA YAN	2796 COUNTY LINE RD NW ACWORTH, GA 30101-4423	035381
APPLICANT PHONE: (678) 237-2711		COUNTY: Cobb
APPLICANT EMAIL ADDRESS: BECCA11080@HOTMAIL.COM	SUBDIVISION/LOT/BLOCK: //	REASON FOR EVALUATION: FLOWER FARM

	Inspection Records
No	1. Inspection records exist for this septic system.
N/A	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
	Maintenance Records (applicable copies are attached)
Yes	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
	System Assessment and Existing Site Conditions (applicable copies are attached)
N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
Yes	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
	Addition to Property
N/A	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
	Relocation of Home or Change of Use
	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

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COBB COUNTY ZONING

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
2796 COUNTY LINE RD NW ACWORTH, GA 30101-4423	**035381**
	SUBDIVISION/LOT/BLOCK: //

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health): FLOWER FARM EXISTING ON THE SIDE OF THE HOUSE. OK FOR GROWING AND SELLING FLOWERS AT THE PROPERTY.

APPROVED

Jessica Cutler CM 5/6/2026

COBB PUBLIC HEALTH DATE

CENTER FOR ENVIRONMENTAL HEALTH

Additional Notes/Comments:

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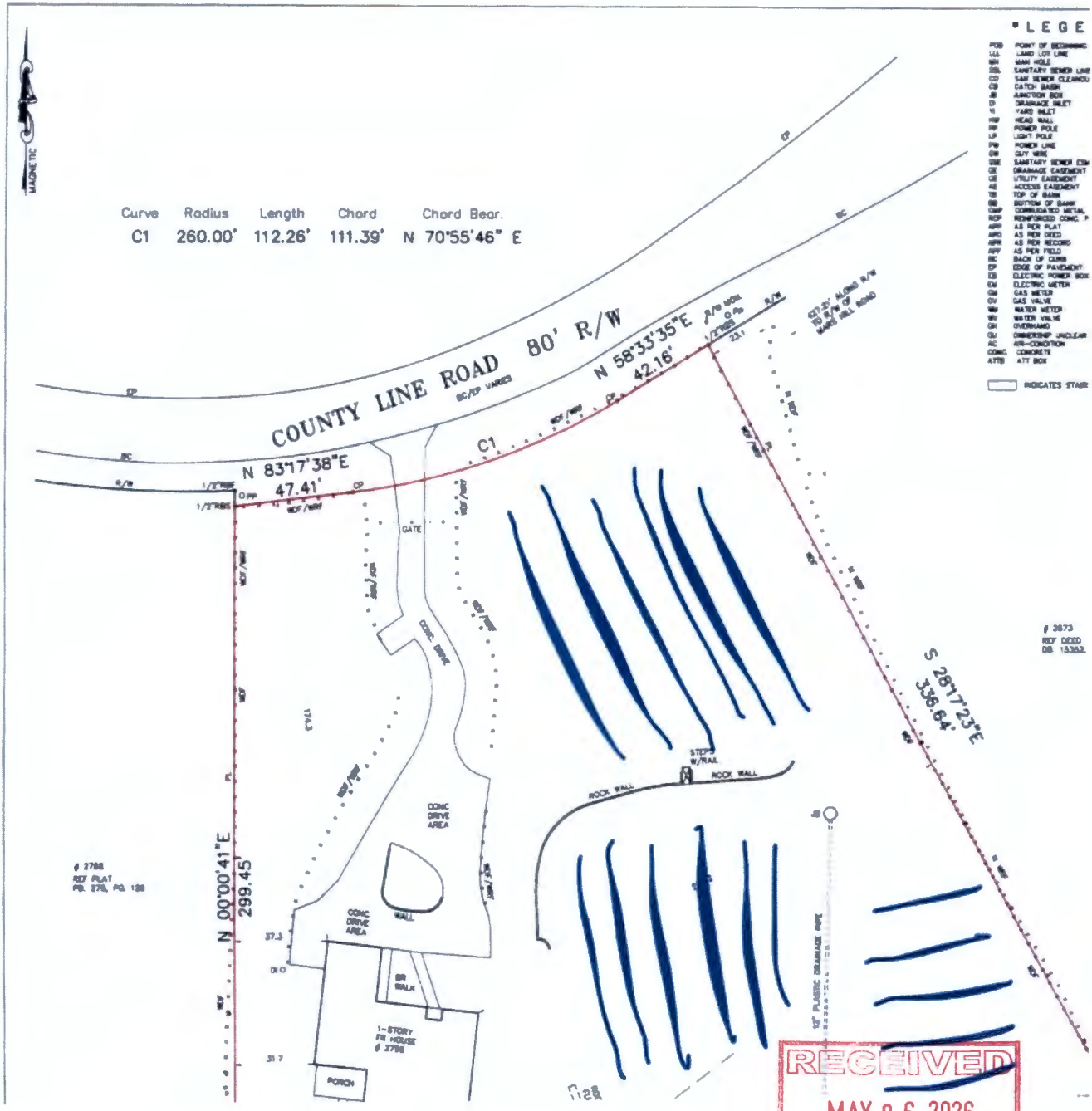
MAY 06 2026
COBB COUNTY ZONING

Inspector:	**Signature:**	**Date:**
JESSICA CUTLER	Jessica Cutler	05/06/2026

*I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.*



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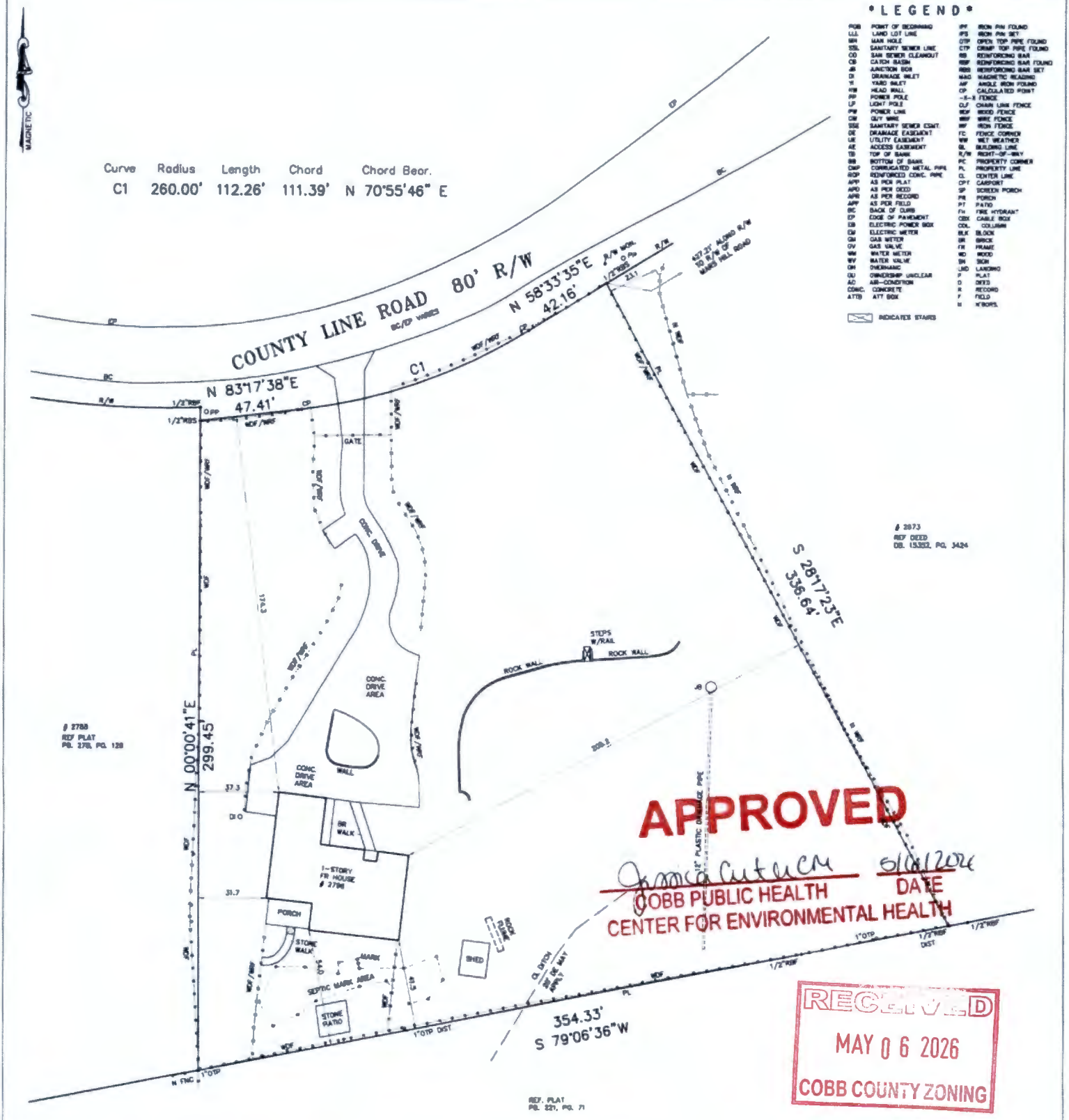
COBB COUNTY ZONING

APPROVED

Jessica Cutler CM 5/6/2026
COBB PUBLIC HEALTH DATE
CENTER FOR ENVIRONMENTAL HEALTH



LEGEND

POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR
CB	CATCH BASIN	RBF	REINFORCING BAR FOUND
JB	JUNCTION BOX	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	MAG	MAGNETIC READING
YI	YARD INLET	AIF	ANGLE IRON FOUND
HW	HEAD WALL	CP	CALCULATED POINT
PP	POWER POLE	-X-X	FENCE
LP	LIGHT POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
GW	GUY WIRE	WRF	WIRE FENCE
SSE	SANITARY SEWER ESMT.	IRF	IRON FENCE
DE	DRAINAGE EASEMENT	FC	FENCE CORNER
UE	UTILITY EASEMENT	WW	WET WEATHER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
BB	BOTTOM OF BANK	PC	PROPERTY CORNER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	CL	CENTER LINE
APP	AS PER PLAT	CPT	CARPORT
APD	AS PER DEED	SP	SCREEN PORCH
APR	AS PER RECORD	PR	PORCH
APF	AS PER FIELD	PT	PATIO
BC	BACK OF CURB	FH	FIRE HYDRANT
EP	EDGE OF PAVEMENT	CBX	CABLE BOX
EB	ELECTRIC POWER BOX	COL	COLUMN
EM	ELECTRIC METER	BLK	BLOCK
GM	GAS METER	BR	BRICK
GV	GAS VALVE	FR	FRAME
WM	WATER METER	WD	WOOD
WV	WATER VALVE	SN	SIGN
OH	OVERHANG	LND	LANDING
OU	OWNERSHIP UNCLEAR	P	PLAT
AC	AIR-CONDITION	D	DEED
CONC.	CONCRETE	R	RECORD
ATTB	ATT BOX	F	FIELD
		N	N'BORS.

INDICATES STAIRS

REVISED AND UPDATED APR 08 2026

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE USSUING AUTHORITY.
6. 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 RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

PROPERTY ADDRESS:
2796 COUNTY LINE ROAD, NW
ACWORTH, GA 30101

LAND AREA:
1.909 AC

0 30
SCALE 1" = 30'

PAPER FORMAT 17"x22"

PLAT PREPARED FOR:
BECCA YAN

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 157	20TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE AUG 13, 2025	PRINTED/SIGNED AUG 18, 2025
PLAT BOOK ,PAGE DEED BOOK 14815 ,PAGE 195	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100' DRAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 200' OF THIS PROPERTY.

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

SJ
COORD # 20251340
DWG # 20251340 REV

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

84 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-521-0941
TEL 404-252-8747
INFO@SURVEYLANDEXPRESS.COM

LUP-13-2026 DEPARTMENT COMMENTS – Fire Department

05/27/26

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 the Certificate of Occupancy process.

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

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-14-2026

SITE BACKGROUND

Applicant	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Steven Wenetta Van Ginkel
Property Location	Located on the southwest corner of Walton Way and Rocking Hill Drive
Address	195 Rockin Hill Drive
Access to Property	Rockin Hill Drive

QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Increase capacity of a group home from 4 residents to 7 residents
Future Land Use	LDR
Site Acreage	0.37
District	17
Land Lot	159
Parcel #	17015900650
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-14 2026 Map



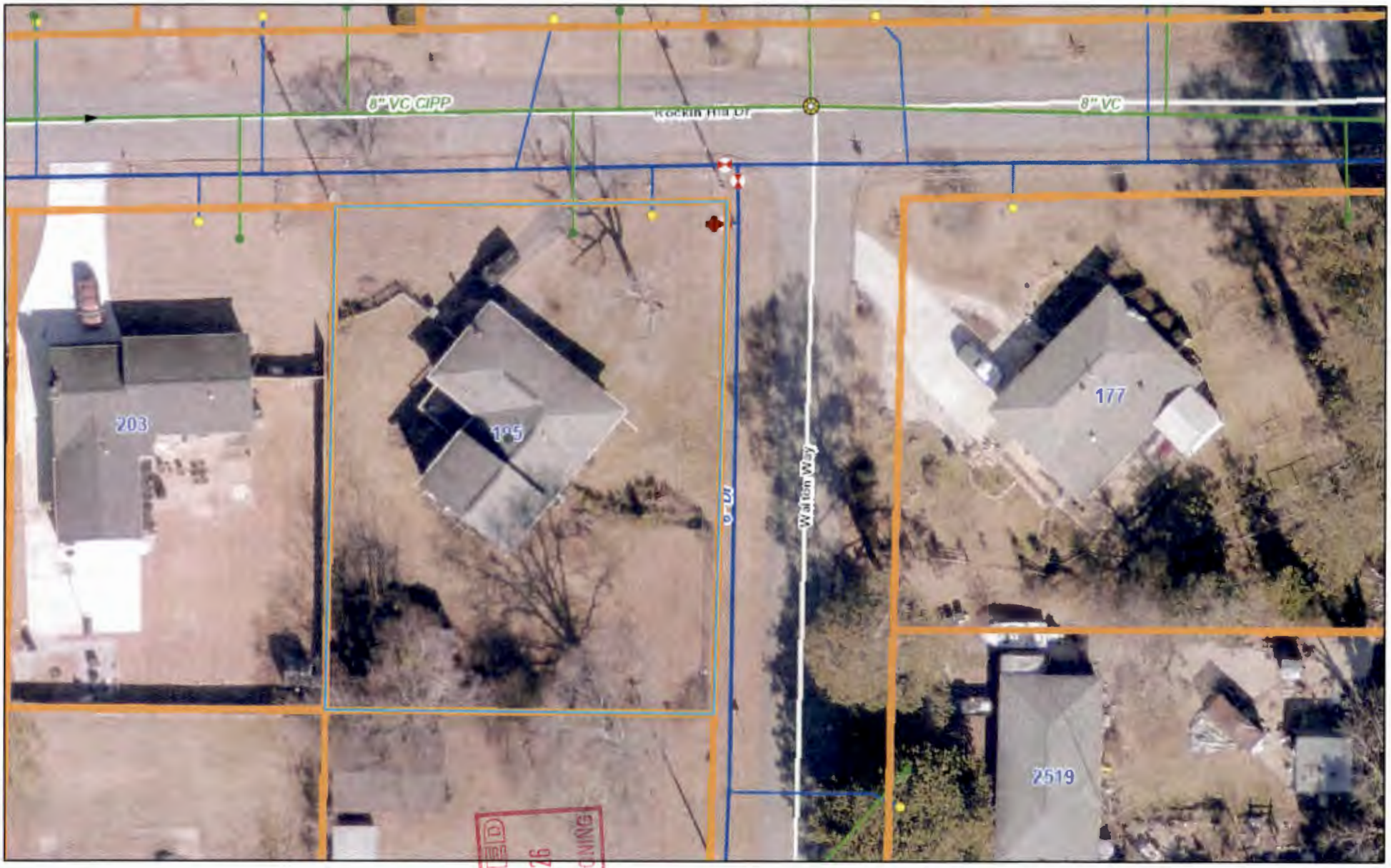
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 80 160 Feet

Zoning Boundary

City Boundary

ArcGIS Web Map



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COBB COUNTY ZONING

5/7/2026, 10:48:11 AM

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Ramps
Local
Local

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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ArcGIS Web AppBuilder

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LUP-14 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

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

Application #: LUP-14
PC Hearing Date: 7/7/26
BOC Hearing Date: 7/21/26

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

1. **Number of unrelated adults in the house?** 7
2. **Number of related adults in the house?** —
3. **Number of vehicles at the house?** 4
4. **Where do the residents park?**
   Driveway: X ; **Street:** _____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** _____ **;No** X
6. **Any outdoor storage? No** _____ **; Yes** X **(If yes, please state what is kept outside):** yard tools
7. **Length of time requested (24 months maximum):** 24 months
8. **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).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: S **Date:** 5/7/26

Applicant name (printed): Steven Von Ginkel

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1879

Number of related adults proposed: ~~0~~ **Number permitted by code:** 4

Number of unrelated adults proposed: 7 **Number permitted by code:** 1

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

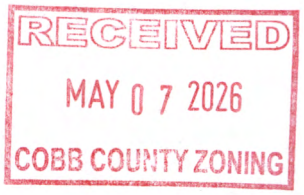
Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 4

Revised December 18, 2013

Dear Neighbor, I just bought the property at 195 Rockin Hill Dr SW, Marietta, Georgia, 30060 and I am thinking of turning it into a group home to help people transition into a stable living environment. I am requesting to put up to seven unrelated adults in the house. The Cobb County Zoning Division requires that I notify my three contiguous neighbors. If the Zoning Division approves my application, I will place a sign in front of the house noting the date of the public hearing when you will be able to come and share your views on this matter. If you have any questions or concerns and would like to speak with me, you are welcome to visit me at the house. Thank you.

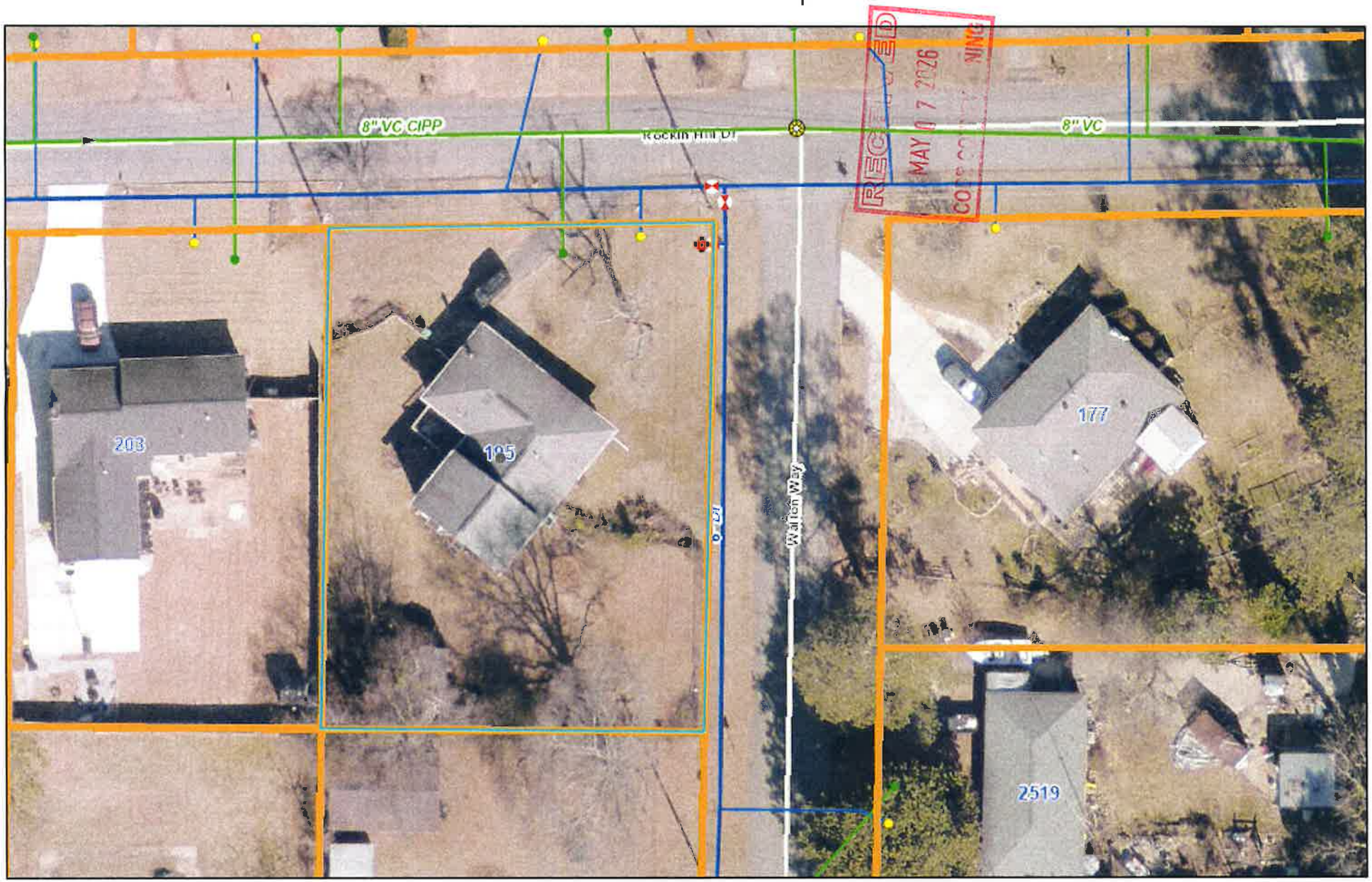
Sincerely,

Steven Van Ginkel



ArcGIS Web Map

Lup-14



5/7/2026, 10:48:11 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Ramps
Local
Local

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-14-2026

SITE BACKGROUND

Applicant	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Steven Van Ginkel
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Steven Wenetta Van Ginkel
Property Location	Located on the southwest corner of Walton Way and Rocking Hill Drive
Address	195 Rockin Hill Drive
Access to Property	Rockin Hill Drive

QUICK FACTS

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Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Increase capacity of a group home from 4 residents to 7 residents
Future Land Use	LDR
Site Acreage	0.37
District	17
Land Lot	159
Parcel #	17015900650
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

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


ArcGIS Web Map
lup-14
RECEIVED
MAY 07 2026
8"VC CIPP
8"VC
Rockin Hill Dr
Walden Way
203
195
177
2519
5/7/2026, 10:48:11 AM
1:564
0 0 0.01 0.02 mi
0 0.01 0.01 0.02 km
CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
Service Line
Meter
Water Main
CCWS
Water Valve
Hydrant
COBB COUNTY
Tap
Sewer Customer
Gravity Main
COBB COUNTY
ssManhole
COBB COUNTY
Ramps
Local
Local
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LUP-14 2026 Aerial Map



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0 80 160 Feet

Zoning Boundary

City Boundary

North

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

LUP-14 2026 Map



EAST

Zoning: R-20 Single-Family Residential

Future Land Use: LDR

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.

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 up to seven (7) unrelated adults to reside in an 1,879-square-foot residence in a group-home-style living arrangement. Under the zoning code, for single-family dwelling unit, based on the square footage listed by the Tax Assessor, the property is permitted to house a maximum of four (4) adults, only one (1) of whom may be unrelated. The Code allows a group home to have up to four (4) individuals. The applicant is seeking approval for up to 24 months.

LUP-14-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

LUP-14-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Address: 195 Rockin Hill Dr.
2. District: 4
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Future Land Use: LDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Proposed Project Onsite Design Requirements

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

2. Stormwater Management has no objection to the request to operate a group home with seven (7) unrelated adults living in the home.

6/3/2026

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-14

July '26 Zoning

Applicant: Steven Van Ginkel

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.

Cobb County...Expect the Best!

COBB COUNTY CODE ENFORCEMENT
CASE SYNOPSIS

Report Date:
6/4/2026

CASE #: CODE-2026-02702 **OPEN DATE:** 5/12/2026

COMPLAINANT: **PHONE #:**

DESCRIPTION: grass

PRIMARY ADDRESS:

195 ROCKIN HILL DR SW
MARIETTA, GA 30060

OWNER ADDRESS:

HA LI D & TRAN THAN B
231 ROCKIN HILL DR
MARIETTA, GA 30064

Inspection Date	Inspection/Activity Date	Inspection/Activity Type	Status	Comments
05/12/2026		Case Details		I issued a Notice of Violation for GRASS/WEEDS and taped it to the front door due to no answer and mailed it to the property owners. I measured the grass/weeds and determined that they were over 12 inches. I took photos and uploaded them to OnBase. D Roberts
05/12/2026		Initial Investigation	In Violation Grass	/* GRASS/WEEDS|*83-12*|Height of grass/weeds cannot exceed county regulations.*/

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-2026-02702 Date: 05/12/2026

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

195 ROCKIN HILL DR SW	MARIETTA, GA 30060	17	0159	065	R-20
(Address)	(City/State/Zip)	(Dist)	(Land Lot)	(Par)	(Zoning)

and/or HA LI D & TRAN THAN B (231 ROCKIN HILL DR MARIETTA, GA 30064)

are in violation of Code Section 83-12 and can be determined to be a public nuisance.

The code states that it shall be unlawful to allow grass/weeds to exceed 12 inches in height.

Please note that the owner or resident occupying the property listed above has 20 calendar days from the date of this notice to cut or trim the grass/weeds to less than 12 inches in height, at which time an inspection will take place to verify.

Please also note the owner or resident occupying the property listed above can make a written request to the Cobb County Board of Zoning Appeals for a hearing to show that the condition of the property does not constitute a public nuisance. The written request must be postmarked no later than 20 days from the date of this notice of violation. A form to use when making such written request is attached.

If said person/s listed above does not make a written request and fails to cut or trim the grass/weeds to less than 12 inches in height within 20 days on property that has not been abandoned or is not vacant, the owner of record will be issued a citation to appear in Magistrate court and may be subject to a fine, imprisonment, or both. If the property remains in violation and is vacant or abandoned, Cobb County will cause the grass/weeds to be cut or trimmed to less than 12 inches in height. If Cobb County causes the grass/weeds to be cut or trimmed to less than 12 inches in height, said person/s listed above will be assessed the charge, including an administrative charge, via an invoice delivered by U. S. Mail. If the charges included in the invoice are not paid in full within 30 days of the invoice date, a lien will be placed on the property (that will include interest at the rate of 8% per annum from the date of the invoice).

If the owner or occupant listed above makes a written request and is granted a hearing that concludes adversely to the owner, Cobb County may cause the grass/weeds to be cut or trimmed to less than 12 inches in height within 72 hours of the hearing, unless the Board of Zoning Appeals direct otherwise. If Cobb County causes the grass/weeds to be cut or trimmed to less than 12 inches in height, the owner listed above will be assessed the charge, including an administrative charge, via an invoice delivered by U. S. Mail. If the charges included in the invoice are not paid in full within 30 days

of the invoice date, a lien will be placed on the property. A schedule of administrative charges and estimated costs for county to remedy the violation is attached to this notice of violation. Your cooperation in complying with the grass/weed height is greatly appreciated.

Estimated costs for county to remedy

General Note- These estimates are not to be interpreted or construed as the final cost which may be assessed, but only a good-faith approximation of such cost. The final assessable cost may be greater or lesser than the estimate.

Administrative charge of $98.00 on vacant or abandoned properties plus -
20,000 square feet or less: $60.00

20,000 square feet – 40,000 square feet: $90.00
Each additional 1/2 acre over 40,000 sq ft: $65.00
If bush-hogging required – up to 40,000 square feet: $120.00

Administrative Charges

If a second violation is issued against the same owner within twelve (12) months from the date of the first violation, an administrative penalty of two hundred fifty dollars ($250.00) shall additionally be assessed at the time of the second violation. If a third violation is issued against the same owner within twelve (12) months from the date of the first violation, an administrative penalty of five hundred dollars ($500.00) shall additionally be assessed at the time of the third violation. Violations of the ordinance may be referred to the County Attorney for appropriate legal action including, but not limited to, injunctive relief, in addition to enforcement as provided in this Chapter.
Fees are subject to change based on contractor bids awarded.

If a lien is filed, attorney fees of $170.00 will be added to the assessed amount

David Roberts (David.Roberts@cobbcounty.gov)	**770-528-2181**
Officer	Telephone

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 request should not affect the safety, health, or welfare of the surrounding properties. The property is surrounded by residential uses.

(2) Parking and traffic considerations.
Employee, visitor, and resident vehicles may be parked in the driveway. The applicant states that no more than four (4) vehicles will be parked outside at any given time.

(3) Number of nonrelated employees.
Only one (1) employee on staff.

(4) Number of commercial and business deliveries.
No commercial deliveries associated with this request.

(5) The general presumption of the board of commissioners that residential
The proposed use is located within a residential area. Allowing a higher-capacity group-home operation may disrupt the existing residential character if the number of unrelated residents exceeds what is permitted by code.

(6) Compatibility of the business use to the neighborhood.
The proposed use is residential in nature and is compatible with surrounding properties at the currently permitted occupancy level.

(7) **Hours of operation.**
Seven (7) unrelated adults would reside at the property full-time, and the group-home operation would function 24 hours a day, seven days a week.

(8) Existing business uses in the vicinity.
There are no known businesses surrounding the property.

(9) Effect on property values of surrounding property.
This request should not have an effect on property values.

(10) Circumstances surrounding neighborhood complaints.
No neighborhood complaints have been submitted to the County, and no Code Enforcement investigations or notices have been issued for the property.

(11) Intensity of the proposed business use.
The applicant's request would increase intensity in the immediate area by allowing seven (7) unrelated individuals to reside in a single-family home as part of a group-home operation. No employees will reside on-site. Per Section 134-197(2)(b) of Cobb County's zoning code, group homes within the R-20 zoning district are limited to four (4) persons in a single-family residence.

(12) Location of the use within the neighborhood.
The proposed use is in a platted subdivision.

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

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

Revised December18, 2013

Application #: LUP-14

PC Hearing Date: 7/7/26

BOC Hearing Date: 7/21/26

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

1. **Number of unrelated adults in the house?** 7
2. **Number of related adults in the house?** —
3. **Number of vehicles at the house?** 4
4. **Where do the residents park?**
   Driveway: X **; Street:** _____ **; Garage:** _____
5. **Does the property owner live in the house? Yes** _____ **;No** X
6. **Any outdoor storage? No** _____ **; Yes** X **(If yes, please state what is kept outside):** yard tools
7. **Length of time requested (24 months maximum):** 24 months
8. **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).**
9. **Any additional information? (Please attach additional information if needed):**

_____

_____

Applicant signature: S **Date:** 5/7/26

Applicant name (printed): Steven Von Ginkel

ZONING STAFF USE ONLY BELOW THIS LINE

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 1879

Number of related adults proposed: ~~0~~ **Number permitted by code:** 4

Number of unrelated adults proposed: 7 **Number permitted by code:** 1

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

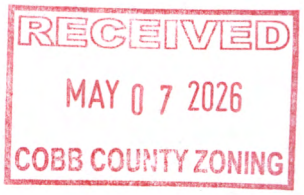
Number of vehicles proposed to be parked outside: 4 **Number of vehicles permitted** 4

Revised December 18, 2013

Dear Neighbor, I just bought the property at 195 Rockin Hill Dr SW, Marietta, Georgia, 30060 and I am thinking of turning it into a group home to help people transition into a stable living environment. I am requesting to put up to seven unrelated adults in the house. The Cobb County Zoning Division requires that I notify my three contiguous neighbors. If the Zoning Division approves my application, I will place a sign in front of the house noting the date of the public hearing when you will be able to come and share your views on this matter. If you have any questions or concerns and would like to speak with me, you are welcome to visit me at the house. Thank you.

Sincerely,

Steven Van Ginkel



LUP-14-2026 DEPARTMENT COMMENTS – Fire Department

05/27/26

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

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

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

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

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

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-15-2026

SITE BACKGROUND

Applicant	Robert Manton
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Robert Manton
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Robert M. Manton
Property Location	Located at the western terminus of Karingway Court, at the southeast intersection of Hadaway Road and Mars Hill Road
Address	5600 Karingway Court
Access to Property	Karingway Court

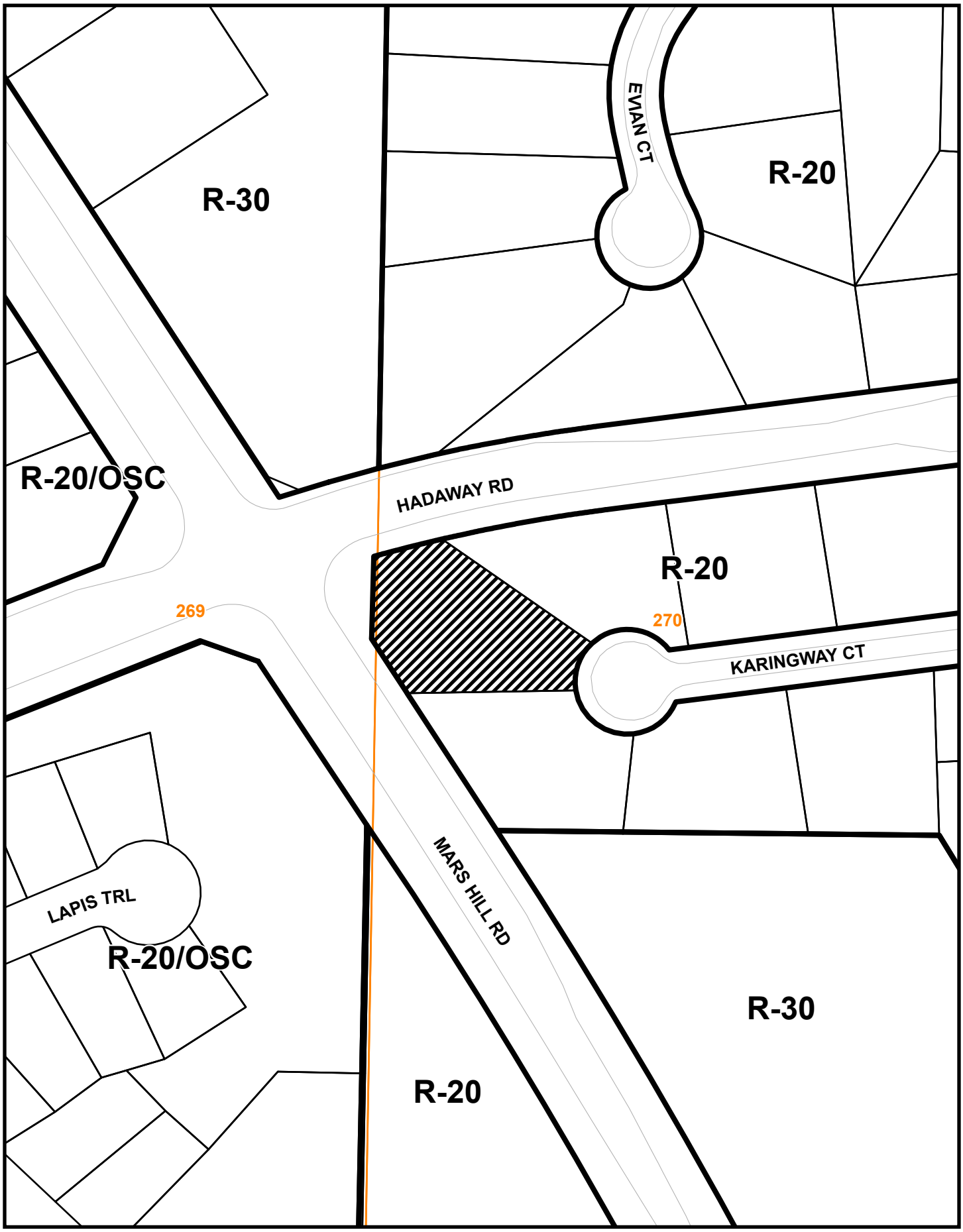
QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Utilizing RV ("5th wheel") as temporary residence
Future Land Use	VLDR
Site Acreage	0.51
District	20
Land Lot	270
Parcel #	20027001050
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

LUP-15 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

ArcGIS Web Map



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COBB COUNTY ZONING

5/7/2026, 11:47:38 AM

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0 0.01 0.01 0.02 km

- CAM_ActiveAddress
- Land Lots
- Subdivisions
- CobbParcels
- CountyEasements
- <all other values>
- DOT
- WATER
- Ramps
- Local
- Local
- Minor Collectors
- Major Collectors
- Arterials
- Interstates
- Commissioner Districts
- District One (NW Cobb): Keli Gambrill

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LUP-15 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

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

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

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 2
3. **Number of vehicles at the house?** 2
4. **Where do the residents park?**
   Driveway: X ; **Street:** ____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** X ;**No**____
6. **Any outdoor storage? No** ____ ; **Yes** X **(If yes, please state what is kept outside):** POD
7. **Length of time requested (24 months maximum):** 24
8. **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).**
9. **Any additional information? (Please attach additional information if needed):**
   So what while Restoration is made to Storm Damaged house

Applicant signature: _____ **Date:** 5/7/2026

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

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COBB COUNTY ZONING

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2597

Number of related adults proposed: 2 **Number permitted by code:** 6

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

Number of vehicles proposed: 3(1-RV) **Number permitted by code:** 6

Number of vehicles proposed to be parked outside: 3(1-RV) **Number of vehicles permitted** 4

Revised December 18, 2013

Property Address: 5600 Karingway Ct NW, Kennesaw, GA 30152
Phone: 678-640-3155 | Email: robertmanton@wellstar.org

To Cobb County Zoning Division,

I am requesting approval of a Temporary Land Use Permit to allow temporary housing on my property in a self-contained 5th-wheel recreational vehicle located in the rear yard. This request is necessary because the primary residence sustained storm-related damage and is not currently habitable. As a result of the storm damage, my household has nowhere else to live during the repair and restoration period.

The proposed use is strictly temporary and residential in nature. There is no commercial activity associated with this request, and it will not generate customers, deliveries, or increased traffic. No permanent site improvements (grading, paving, tree removal, permanent utility modifications, or new structures) are proposed as part of this request. Any utility connections, if used, will be temporary and will comply with applicable County requirements.

I am requesting the minimum time necessary to complete the repairs—up to 12 months, or until the residence is restored and safe for occupancy, whichever occurs first. The 5th-wheel will be removed immediately once the home is restored and habitable.

I understand the Temporary Land Use Permit process includes posted notice signs and public hearings, and I will comply with all requirements and conditions imposed by Cobb County. Supporting documentation regarding the storm damage and repair/restoration efforts can be provided upon request.

Thank you for your consideration of this temporary housing request during our storm recovery.

Sincerely,
Robert Michael Manton

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

ArcGIS Web Map

LUP-15



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COBB COUNTY ZONING

5/7/2026, 11:47:38 AM

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0 0.01 0.01 0.02 km

CAM_ActiveAddress
Land Lots
Subdivisions
CobbParcels
CountyEasements
<all other values>
DOT
WATER
Ramps
Local
Local
Minor Collectors
Major Collectors
Arterials
Interstates
Commissioner Districts
District One (NW Cobb): Keli Gambrill

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Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

LUP-15-2026

SITE BACKGROUND

Applicant	Robert Manton
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	Robert Manton
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Robert M. Manton
Property Location	Located at the western terminus of Karingway Court, at the southeast intersection of Hadaway Road and Mars Hill Road
Address	5600 Karingway Court
Access to Property	Karingway Court

QUICK FACTS

Commission District	1 - Gambrill
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Use	Utilizing RV ("5th wheel") as temporary residence
Future Land Use	VLDR
Site Acreage	0.51
District	20
Land Lot	270
Parcel #	20027001050
Taxes Paid	Yes

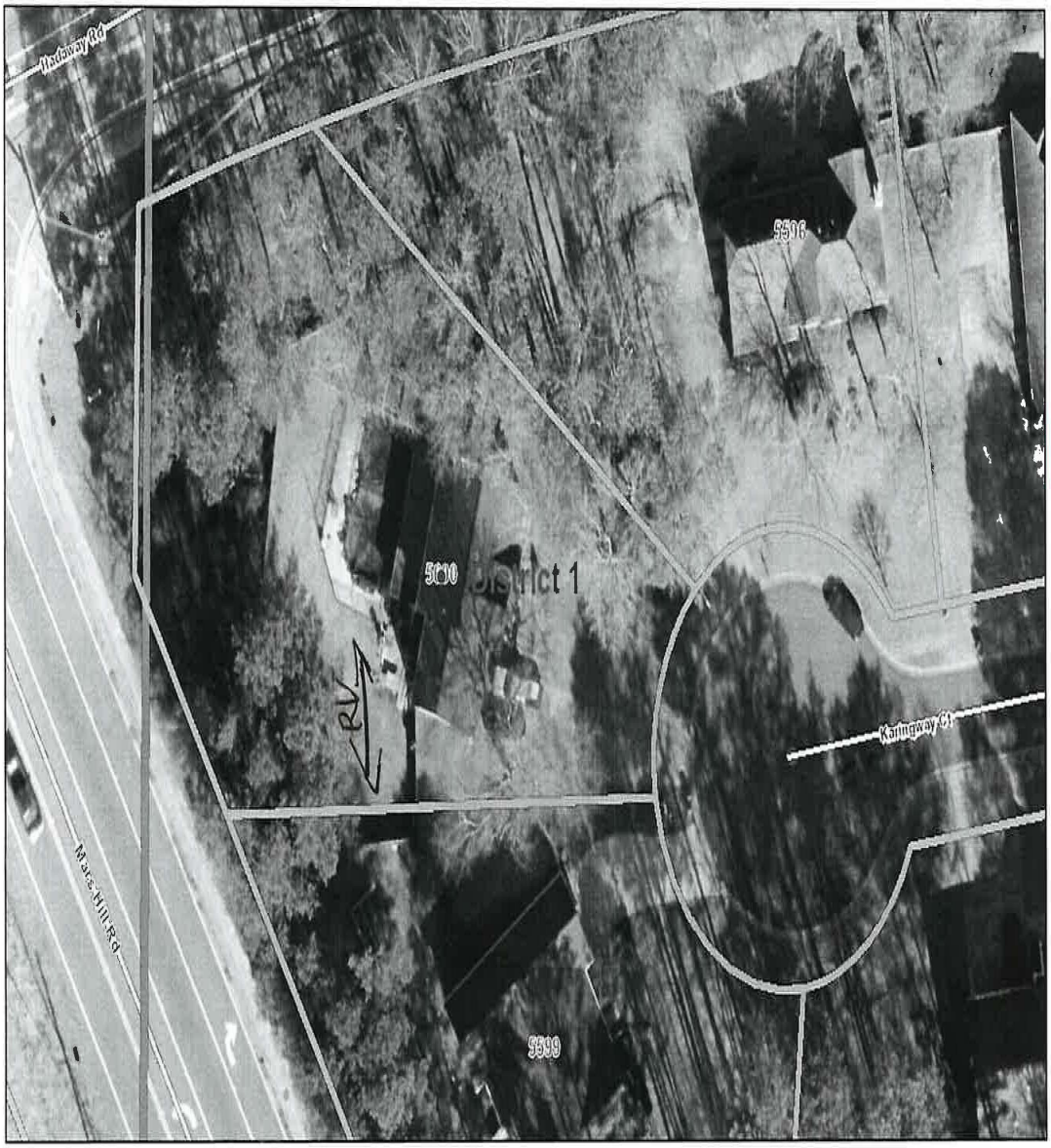
FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Shaun Daniels, Planner II)

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

LUP-15

ArcGIS Web Map



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Commissioner Districts
District One (NW Cobb): Keli Gambrill

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LUP-15 2026 Aerial Map



North

Zoning: R-20 Single-Family Residential

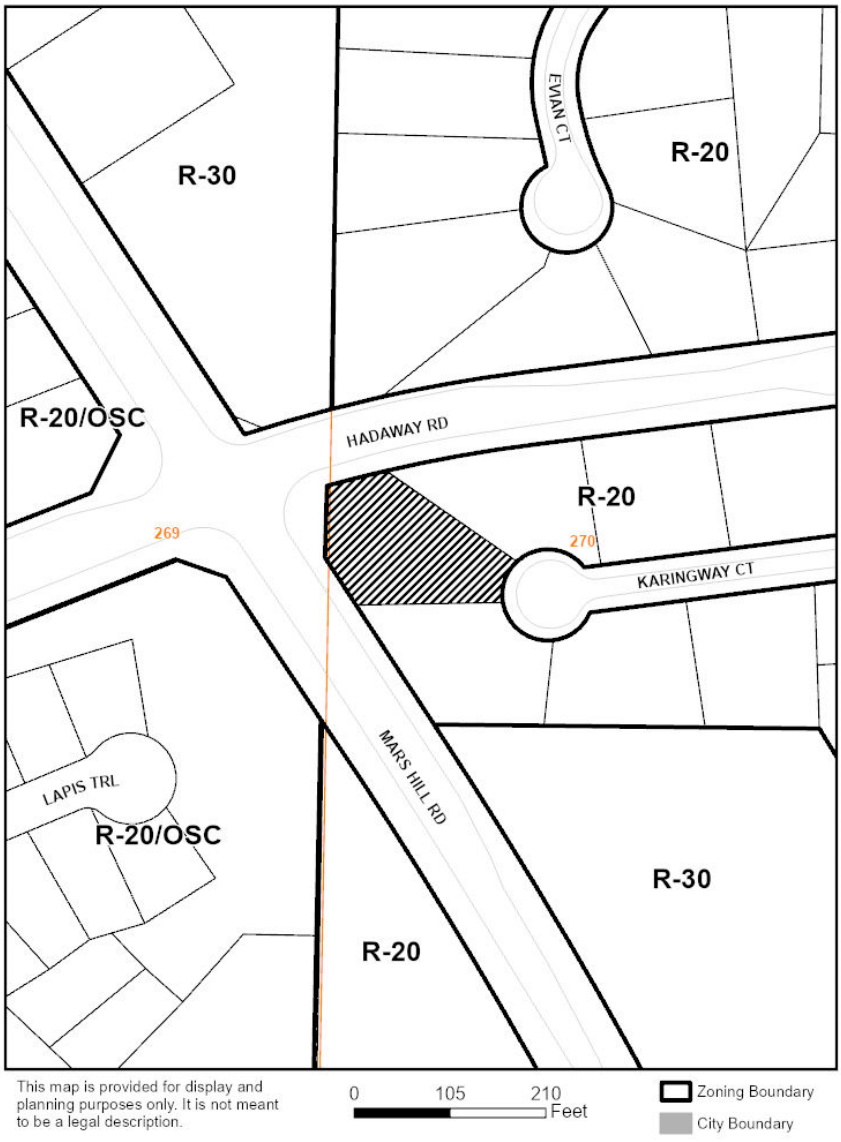
Future Land Use: VLDR

WEST

Zoning: R-20 Single-Family Residential

Future Land Use: VLDR

LUP-15 2026 Map



EAST

Zoning: R-20 Single-Family Residential

Future Land Use: VLDR

SOUTH

Zoning: R-20 Single-Family Residential

Future Land Use: VLDR

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 requesting a Temporary Land Use Permit (LUP) to allow a fifth-wheel RV to be placed at the rear of the property as a temporary residence, due to the primary home being uninhabitable from storm-related damage. The applicant is seeking approval for up to 24 months, or until renovations to the primary residence are completed.

LUP-15-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

5/29/2026

Site Data

1. Address: 5600 Karingway Court
2. District: 1
3. Existing Zoning: R-20 Existing Allowable Impervious Coverage: 35%
4. Future Land Use: VLDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Proposed Project Onsite Design Requirements

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

2. Stormwater Management has no objection to the request to utilize a 5th Wheel RV in the rear yard area for temporary housing while storm damage restoration work is completed on the home..

6/3/2026

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:	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-15

July '26 Zoning

Applicant: Robert Manton

Water & Sewer Comments: No comments.

No comments

STAFF ANALYSIS

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in bold, with the staff analysis following:

(1) Safety, health, welfare and moral concerns involving the surrounding neighborhood.
The request may impact the safety, health, and welfare of surrounding residential properties. The property is located within a single-family neighborhood, and the applicant's request for an accessory dwelling unit in the form of a fifth-wheel RV is not consistent with the established residential pattern. In addition, the RV would be positioned closer to the property line than the primary structure, which may create compatibility and safety concerns.

(2) Parking and traffic considerations.
The applicant proposes to place the fifth-wheel RV in the rear yard, within the fenced portion of the property. The RV will remain stationary, and no driveway or on-street parking is proposed in association with the request.

(3) Number of nonrelated employees.
N/A

(4) Number of commercial and business deliveries.
N/A

(5) The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.
The applicant is not proposing any business activity. The RV will be used solely as a temporary accessory dwelling use only, not for commercial purposes.

(6) Compatibility of the business use to the neighborhood.
N/A

(7) Hours of operation.
N/A

(8) Existing business uses in the vicinity.
There are no known businesses surrounding the property.

(9) Effect on property values of surrounding property.
This request should not have an effect on property values.

(10) Circumstances surrounding neighborhood complaints.
Some immediate neighbors have verbally expressed concerns to the Zoning Office regarding the applicant's intent. However, no formal complaints have been filed with

Cobb County Code Enforcement at this time.

(11) Intensity of the proposed business use.
The applicant intends to use the fifth-wheel RV as a temporary residence, not for business purposes. While no commercial activity is proposed, the request will increase residential intensity in the immediate area due to the presence of an additional dwelling unit on a single-family lot.

(12) Location of the use within the neighborhood.
The proposed use is in a platted subdivision.

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

Revised December18, 2013

Application #:_____

PC Hearing Date:_____

BOC Hearing Date:_____

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

1. **Number of unrelated adults in the house?** 0
2. **Number of related adults in the house?** 2
3. **Number of vehicles at the house?** 2
4. **Where do the residents park?**
   Driveway: X ; **Street:** ____ ; **Garage:** _____
5. **Does the property owner live in the house? Yes** X ;**No**____
6. **Any outdoor storage? No** ____ ; **Yes** X **(If yes, please state what is kept outside):** POD
7. **Length of time requested (24 months maximum):** 24
8. **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).**
9. **Any additional information? (Please attach additional information if needed):**
   So what while Restoration is made to Storm Damaged house

Applicant signature: _____ **Date:** 5/7/2026

Applicant name (printed): _____

ZONING STAFF USE ONLY BELOW THIS LINE

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

Zoning of property: R-20

Size of house per Cobb County Tax Assessor records: 2597

Number of related adults proposed: 2 **Number permitted by code:** 6

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

Number of vehicles proposed: 3(1-RV) **Number permitted by code:** 6

Number of vehicles proposed to be parked outside: 3(1-RV) **Number of vehicles permitted** 4

Revised December 18, 2013

Property Address: 5600 Karingway Ct NW, Kennesaw, GA 30152
Phone: 678-640-3155 | Email: robertmanton@wellstar.org

To Cobb County Zoning Division,

I am requesting approval of a Temporary Land Use Permit to allow temporary housing on my property in a self-contained 5th-wheel recreational vehicle located in the rear yard. This request is necessary because the primary residence sustained storm-related damage and is not currently habitable. As a result of the storm damage, my household has nowhere else to live during the repair and restoration period.

The proposed use is strictly temporary and residential in nature. There is no commercial activity associated with this request, and it will not generate customers, deliveries, or increased traffic. No permanent site improvements (grading, paving, tree removal, permanent utility modifications, or new structures) are proposed as part of this request. Any utility connections, if used, will be temporary and will comply with applicable County requirements.

I am requesting the minimum time necessary to complete the repairs—up to 12 months, or until the residence is restored and safe for occupancy, whichever occurs first. The 5th-wheel will be removed immediately once the home is restored and habitable.

I understand the Temporary Land Use Permit process includes posted notice signs and public hearings, and I will comply with all requirements and conditions imposed by Cobb County. Supporting documentation regarding the storm damage and repair/restoration efforts can be provided upon request.

Thank you for your consideration of this temporary housing request during our storm recovery.

Sincerely,
Robert Michael Manton

RECEIVED
MAY 07 2026
COBB COUNTY ZONING

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

By signature, it is hereby acknowledged that I give my consent/or have no objection that Robert Manton _____ intends to make an application for a Land Use Permit for the purpose of self contained 5th wheeler for safe housing. _____ on the premises described in the application.

	Signature	Printed name	Address
1.	Nadine Rauch	Nadine Rauch	5599 Karingway Ct Kennesaw GA 30152
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
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(Attach additional pages if necessary)

Revised October 1, 2009

LUP-15-2026 DEPARTMENT COMMENTS – Fire Department

05/27/26

CCFMO is acceptable to the proposed zoning case as presented.

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

Martin, Terry L

From: Morris, Renee on behalf of Comdev
Sent: Wednesday, June 24, 2026 10:26 AM
To: Pederson, John; Martin, Terry L; Brady, Dallas
Subject: FW: Withdrawal of signature for consent on application LUP-15

W. Renee Morris-Chille
Administrative Assistant to the Director Cobb County Community Development
C:: renee.morris@cobbcounty.gov
r:: Direct (770) 528-2021

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-----Original Message-----
From: Nadine Rauch <nadine22670@yahoo.com>
Sent: Wednesday, June 24, 2026 10:04 AM
To: Comdev <Comdev@cobbcounty.gov>
Subject: Withdrawal of signature for consent on application LUP-15

To: Cobb County Zoning Division

I'm writing to formally and immediately revoke my signature from any variance application/no objection submitted for LUP-15 submitted by my neighbor Robert Manton 5600 Karingway CT NW Kennesaw, GA 30152. My property, 5599 Karingway CT NW, is located directly next to Mr. Manton's property.
I'm rescinding my signature because the applicant, Mr. Manton, severely misrepresented the scope of their request to me. Specifically I was misled regarding:
1.) The location of where RV was to be placed. Mr. Manton stated the RV would be placed behind his pool away from wood fencing, trees, and Pinestraw. I will be in attendance at the hearing on July 7th with proof and pictures for the committee and board to review. I have since become aware of how dangerous RV's can be as a fire hazard, and the amount of RV fires each year which is very concerning.
2.) The duration and time the RV would be in the backyard for living purposes . Mr. Manton told me that he would only have the RV for 2-4 months. After looking up the application online, it would be approved up to 24 months. I would have never signed if I was aware of that timeline. RV's are considered vehicles in the state of Georgia, and aren't allowed to be lived in as primary residences in Cobb County.

Please make note of my signature withdrawal for official documents on this land use case LUP-15.

Sincerely,

Nadine Rauch
5599 Karingway CT NW
Kennesaw, GA 30152

Cell:630-310-0641

Sent from my iPhone

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-7-2026

SITE BACKGROUND

Applicant	Campus Realty Advisors, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Chastain 300, LLC and Glen Chastain, LLC
Property Location	Located on the west side of Chastain Center Boulevard, south of Chastain Road
Address	100 and 300 Chastain Center Boulevard
Access to Property	Chastain Center Boulevard

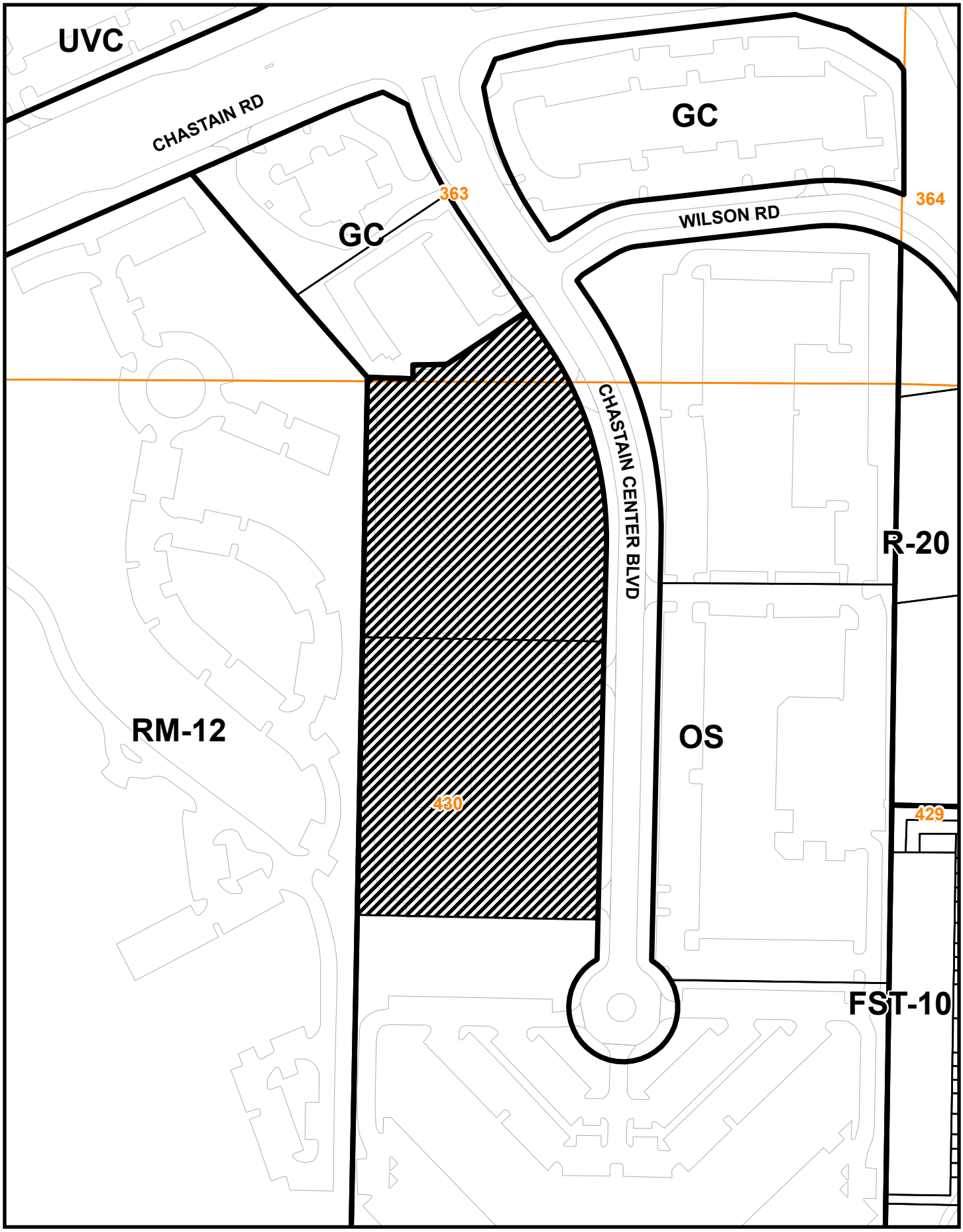
QUICK FACTS

Commission District	2 - Allen
Current Zoning	OS
Current Use of Property	Office
Proposed Zoning	RRC
Proposed Use	Purpose Built Student Housing
Future Land Use	RAC, off
Site Acreage	6.64
District	16
Land Lot	363, 430
Parcel #	16043000060, 16043000070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

SLUP-7 2026 Map



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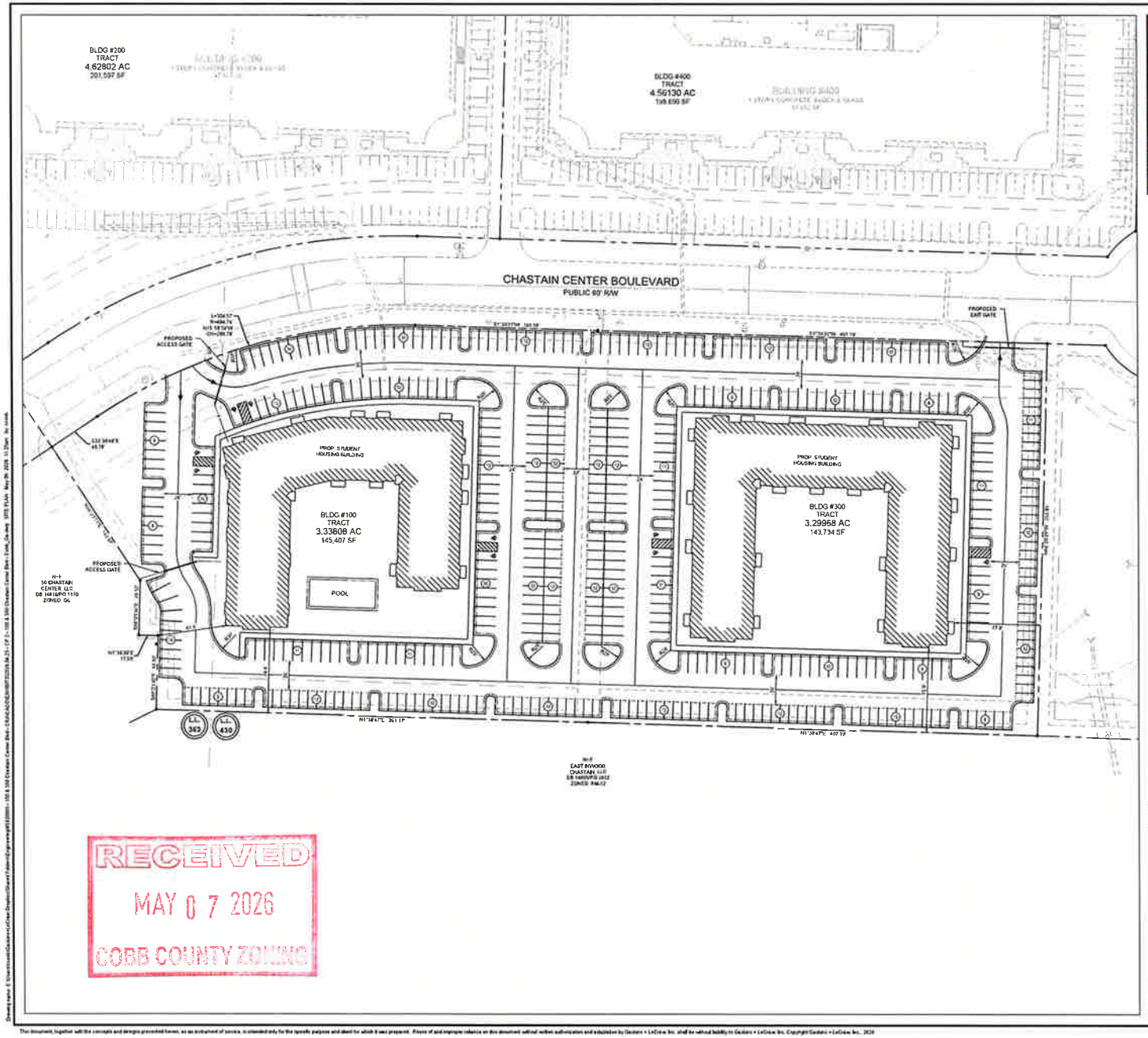
0 162.5 325 Feet

Zoning Boundary

City Boundary





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	6.84 ACRES (298,143 S.F.)
IMPERVIOUS AREA	231,313 S.F. (83%)
ZONING CLASSIFICATION	
JURISDICTION	COBB COUNTY
CURRENT ZONING	OI
PROPOSED USE	PBSH
BUILDING SETBACKS	
FRONT	✓
SIDE	✓
REAR	✓
BUILDING SUMMARY	
BUILDING AREA	57,866 S.F.
BUILDING COVERAGE	20%
PARKING SUMMARY	
PARKING REQ.	(MIN) 1 SPACE/UNIT (MIN) 1 SPACE/300 UNITS) = 300 SPACES
PARKING PROV.	448 SPACES
COMPACT SPACES PROV.	168 SPACES (35%)
STANDARD STALL DIMENSIONS	8.5' x 18'
COMPACT STALL DIMENSIONS	8' x 16'
MIN. DRIVE WIDTH	24' (PERIMETER), 24' (INTERIOR)
MIN. HANDICAP PARKING	8 SPACES
HANDICAP PARKING PROV.	8 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/2/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0037G DATED 12/16/2008

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING: STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE. SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

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PREPARED IN THE OFFICE OF
GASKINS +LECRAW
A PAPE-DAWSON Company
© 2026 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com
PEF008127

REVISIONS:

1	03/06/26	ACC
2	04/15/26	ACC
3	04/30/26	ACC
4	05/07/26	ACC

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:
GEORGIA REGISTERED PROFESSIONAL ENGINEER
AARON C. COOK
GA/PE LIC. # 33866
CERT # 33866

CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0' 20' 40' 80'
SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY	ACC
DESIGNED BY	ACC
REVIEWED BY	SDP
JOB #	03930105
DATE	04/17/26

ZONING PLAN
ZP-1

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 Gaskins + LeCraw Inc. shall be without liability to Gaskins + LeCraw Inc. Copyright Gaskins + LeCraw Inc., 2026

SLUP-7 2026 Aerial Map



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0 162.5 325 Feet

Zoning Boundary

City Boundary

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-_____ (2026)
Hearing Dates: July 7, 2026
July 21, 2026

Applicant: Campus Realty Advisors, LLC
Titleholders: Glen Chastain, LLC;
Chastain 300, LLC

Tax Parcel Nos.: 16043000070; 16043000060

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of purpose built student housing upon approximately 6.64 acres located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lot 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Office Services ("OS") zoning classification and Applicant is seeking contemporaneous rezoning to the Regional Retail Commercial ("RRC") zoning category to allow for the proposed use and development. Further, the Property is located within a Regional Activity Center ("RAC") future land use designation, which allows the proposed use with the approval of a Special Land Use Permit, as required by recent amendments to the Cobb County Zoning Ordinance.

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

(1) Construction of purpose built student housing, consisting of two five-story structures with two hundred student residences, totaling five hundred eighty-eight (588) beds;

(2) Fully amenitized for student residents;

(3) Appropriate landscaping along frontage on Chastain Center Boulevard; as well as, appropriate landscaping for the overall development; and

(4) Standard and compact parking spaces, totaling four hundred eight-five (485) spaces.

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

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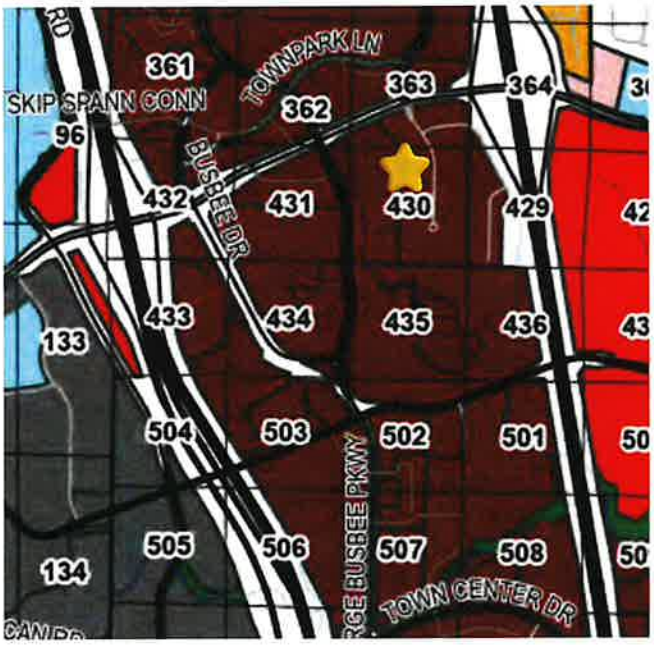
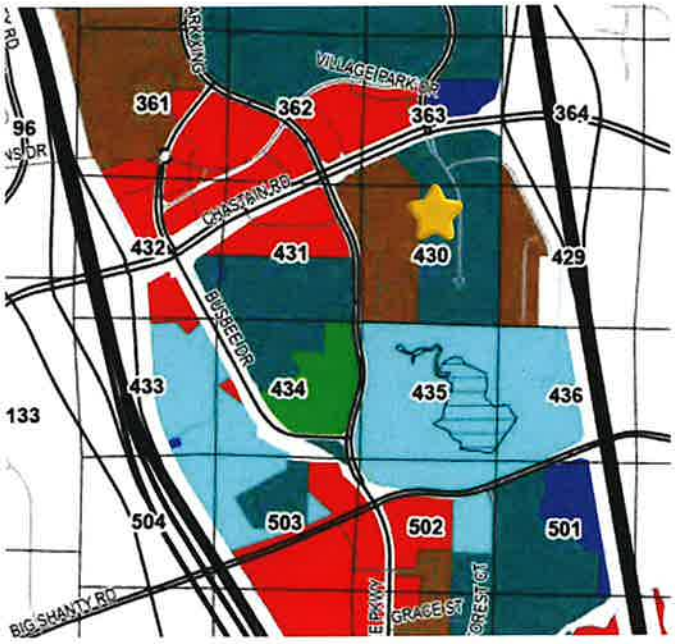
Cobb County Environmental Site Analysis: 100-300 Chastain Center Boulevard

1. Conformance with the Comprehensive Plan

The project conforms with the Comprehensive Land Use Plan, locating much needed purpose-built student housing on parcels located within the Town Center Mall Regional Activity Center (RAC). The project site is marked with a star on the 2025 FLUP map & RAC sub-area map excerpts below.





The current RAC Sub-area classification of the parcels is Office. Per the Future Land Use Guidelines for RAC-off, "Mid- or high-rise residential developments are also appropriate in this category." There are multiple nearby parcels with the High-Density Residential Sub-area classification (RAC-hdr), including the property immediately to the west of the project.

2. Environmental impacts of the proposed project

a. Wetlands
   - Not applicable – No wetlands are evident on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

b. Floodplain
   - Not applicable – No floodplain is present on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

c. Streams/stream buffers
   - Not applicable – No streams or associated jurisdictional stream buffers are present on the site

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d. Slopes greater than 25 percent
    - Based on information obtained from publicly available topographic maps, only a small portion of the existing project on the perimeter (2% of the overall site area) is sloped more than 25%. All of the areas in question are between 25% and 50% slopes.
e. Vegetation (including endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered vegetation species are not evident, particularly since impervious surface covers approximately 75% of the site.
f. Wildlife Species (including fish and endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered wildlife species are not evident, particularly since impervious surface covers approximately 75% of the site.
g. Archaeological/Historical Sites
    - Not applicable – No archaeological or historical buildings or artifacts are evident on the project site. The site has been fully developed and in use as an office/service establishment.

3. Project implementation measures

a. The site is currently fully developed as an office/services development. There are no obvious environmentally sensitive areas (wetlands, floodplain, large slopes exceeding 25 percent, stream buffers), particularly since impervious surface covers approximately 75% of the site.
b. Water quality requirements were not required when this site was first developed in the mid-1980s. In the event 5,000 square feet or more of the current impervious surfaces are exposed to natural soil during construction, water quality best management practices will be implemented for the redeveloped site in accordance with the Georgia Soil and Water Conservation Committee (GSWCC) manual.
c. Existing infrastructure (Chastain Center Boulevard), Cobb County Water infrastructure (water and sewer) will be used for the development. The water meter vault and fire service connections may change to accommodate the specific aspects of the planned development. No adverse impacts are anticipated for the existing infrastructure components.
d. Since the site is currently fully developed, we do not anticipate any negative impacts to historical or archaeological items within the site.

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e. The planned development will not expose community areas to public or private municipal solid waste facilities, airports railroads, quarries or manufacturing facilities. The planned use will be for student housing which is needed in the vicinity of Kennesaw State University.
f. With the development of the student housing facilities, common areas in the form of landscaped and hardscaped amenities are proposed for the enjoyment of the residents within the development.
g. To the immediate west of the planned development are apartments which is a similar type development for student housing. Care will be taken to address lighting and noise from the subject development. A tree buffer currently exists on the adjoining property with a variable width, but no less than 25-feet.
h. Currently, no parks or recreational green space exists on the property. Planning for recreational areas for the residents of the subject development will be part of the design process.
i. The current developed site is not conducive to wildlife habitats. No additional development activities are planned to disrupt any wildlife habitats.

SUBMITTAL 1 FOR

CHASTAIN STUDENT HOUSING DEVELOPMENT

DATE:
April 7, 2026

LOCATION:
Chastain Road
Kennesaw, Cobb County, Georgia

PREPARED FOR:
Campus Realty Advisors

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, Georgia 30009

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NV5

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A. Introduction

A student residential development is proposed at 100 and 300 Chastain Center Boulevard in Cobb County, Georgia. The development will consist of 195 residential units (560 bedrooms) and will include two (2) full access driveways along Chastain Center Boulevard. The development is planned to be constructed in a single phase of development with a project build year 2029. The preliminary site plan is included in **Appendix A.**

This memorandum summarizes the proposed development, study assumptions, and trip generation methodology used to evaluate site generated traffic. This document serves as a precursor to the Traffic Impact Study (TIS), which will evaluate 2026 Existing, 2029 No Build, and 2029 Build conditions to assess potential operational impacts associated with the development. The TIS will evaluate Levels of Service (LOS) at the site driveways and the surrounding study intersections to determine whether roadway improvements or mitigation measures may be warranted.

Figures 1 and 2 show the site location and proposed study intersections.

Existing Study Intersections

1. Chastain Road at Chastain Center Boulevard – Four leg signalized
2. Chastain Center Boulevard at Wilson Road – Four leg unsignalized (side street stop control)
3. Chastain Center Boulevard at Site Driveway 1 – Three leg unsignalized (side street stop control)
4. Chastain Center Boulevard at Site Driveway 2 – Three leg unsignalized (side street stop control)

Figure 1: Vicinity Map

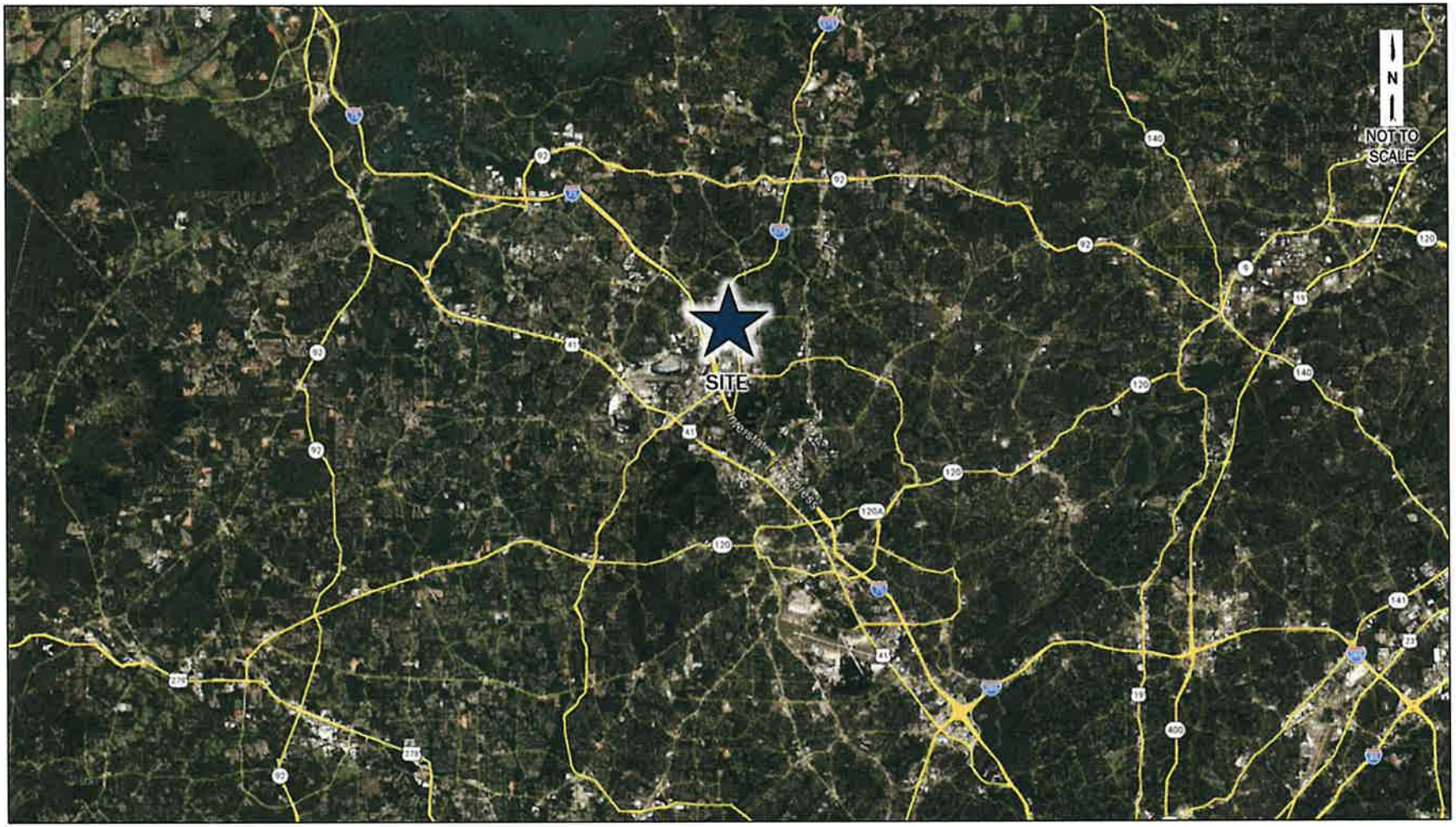


Figure 2: Site Location Aerial



B. Existing Conditions

B.1 Transportation Facilities

Chastain Center Boulevard is a two-lane urban local roadway with a posted speed limit of 25 miles per hour (MPH). The roadway provides connectivity to adjacent commercial and residential developments and serves as the primary access to the proposed site. Traffic operations along the corridor are influenced by nearby intersections, including Chastain Road and Wilson Road, as well as driveway connections to adjacent developments.

Chastain Road is a four-lane median divided urban minor arterial with a posted speed limit of 45 MPH. The roadway serves as a primary east-west corridor in the study area, providing connectivity to Interstate 75 (I-75) and surrounding commercial, residential, and institutional land uses, including Kennesaw State University. Traffic operations along the corridor are influenced by regional through traffic, driveway connections, and nearby signalized intersections, including Chastain Center Boulevard.

Wilson Road is a two-lane urban local roadway. A posted speed limit was not observed along the study segment; therefore, a speed of 25 MPH was assumed for analysis. The roadway provides connectivity to adjacent residential and commercial developments and intersects with Chastain Center Boulevard. Traffic operations along Wilson Road are influenced by local traffic, driveway connections, and its intersection with Chastain Center Boulevard, which operates under side street stop control.

B.2. Transit

Transit service in the immediate vicinity of the proposed site is limited. The Kennesaw State University Big Owl Bus does not currently serve the area adjacent to the site, although routes may be modified in the future. CobbLinc bus service is provided along George Busbee Parkway and Busbee Drive; however, no stops are located directly adjacent to the proposed site.

B.3. Pedestrian and Bicycle Facilities

Sidewalks are not provided along Chastain Center Boulevard. Sidewalks and bicycle facilities are present along Chastain Road in the vicinity of the site. A programmed side path and trail project identified in the 2050 MTP Project Fact Sheet along George Busbee Parkway between Chastain Road and Barrett Parkway will install multiuse paths approximately 0.2 miles from the proposed site.

B.4. Traffic Volumes

Traffic counts will be collected to document existing traffic conditions within the study area. Turning movement counts (TMCs) will be collected at all proposed study intersections during the weekday AM and PM peak periods while local schools and colleges are in session to reflect typical traffic conditions. In addition, 24-hour automatic traffic recorder (ATR) counts will be collected along Chastain Center

Boulevard to establish existing daily traffic volumes. These data will be used to develop the existing study intersection volumes and will serve as the basis for the Traffic Impact Study analysis.

C. Future Conditions

C.1. Adjacent Development

No adjacent developments were identified within the study area that are anticipated to be built out and occupied prior to the proposed development opening in 2029.

C.2. Ambient Growth

Ambient traffic growth within the study area was initially evaluated based on historical traffic count data obtained from the GDOT Transportation Analysis and Data Application (TADA) for roadways within the study area. The proposed development is anticipated to be fully built out by 2029. As the TADA data indicate a negative growth trend, additional analysis was performed using historical population data from Cobb County and the Cities of Marietta and Kennesaw obtained from the U.S. Census Bureau. This analysis indicates an overall growth rate of approximately 1.0 percent per year. Accordingly, a 1.0 percent annual growth rate will be applied to existing traffic volumes to develop future conditions. Detailed growth rate calculations are provided in **Appendix B**.

C.3. Project Trip Generation

Project trip generation was estimated using rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (2025). Trip generation for the proposed residential development was calculated using Land Use Code (LUC) 226 – Off-Campus Student Apartment (Mid-Rise), as the proposed buildings will be five stories in height. No internal capture or pass-by reductions were applied, as the development consists of a single-use residential land use with limited potential for internal trip interaction or pass-by traffic.

Trip generation estimates were developed based on 560 bedrooms and include daily, AM peak hour, and PM peak hour traffic volumes. The resulting inbound, outbound, and total trip estimates are summarized in Table 1. Detailed trip generation calculations are provided in **Appendix C**.

Table 1: Trip Generation Summary - Proposed Residential Development

LAND USE	PERIOD	TOTAL	IN	OUT
Off-Campus Student Apartment (Mid-Rise), LUC 226 (560 Bedrooms)	Daily	1,440	720	720
	AM Peak Hour	39	18	21
	PM Peak Hour	118	55	63

C.4. Trip Distribution and Assignment

Project-generated traffic was distributed between the site access points and the adjacent roadway network to reflect anticipated travel patterns.

Approximately 50% of the project trips will utilize Driveway 1 and approximately 50% of the project trips will utilize Driveway 2.

The estimated vehicle distribution is as follows:

- Approximately 60% of the project traffic is expected to travel to/from the west on Chastain Road.
- Approximately 10% of the project traffic is expected to travel to/from the east on Chastain Road.
- Approximately 30% of the project traffic is expected to travel to/from the north on Chastain Center Boulevard.

Trip distribution is illustrated in Figure 3 and the net total project trips are shown in Figure 4.

Figure 3: New Trip Distribution

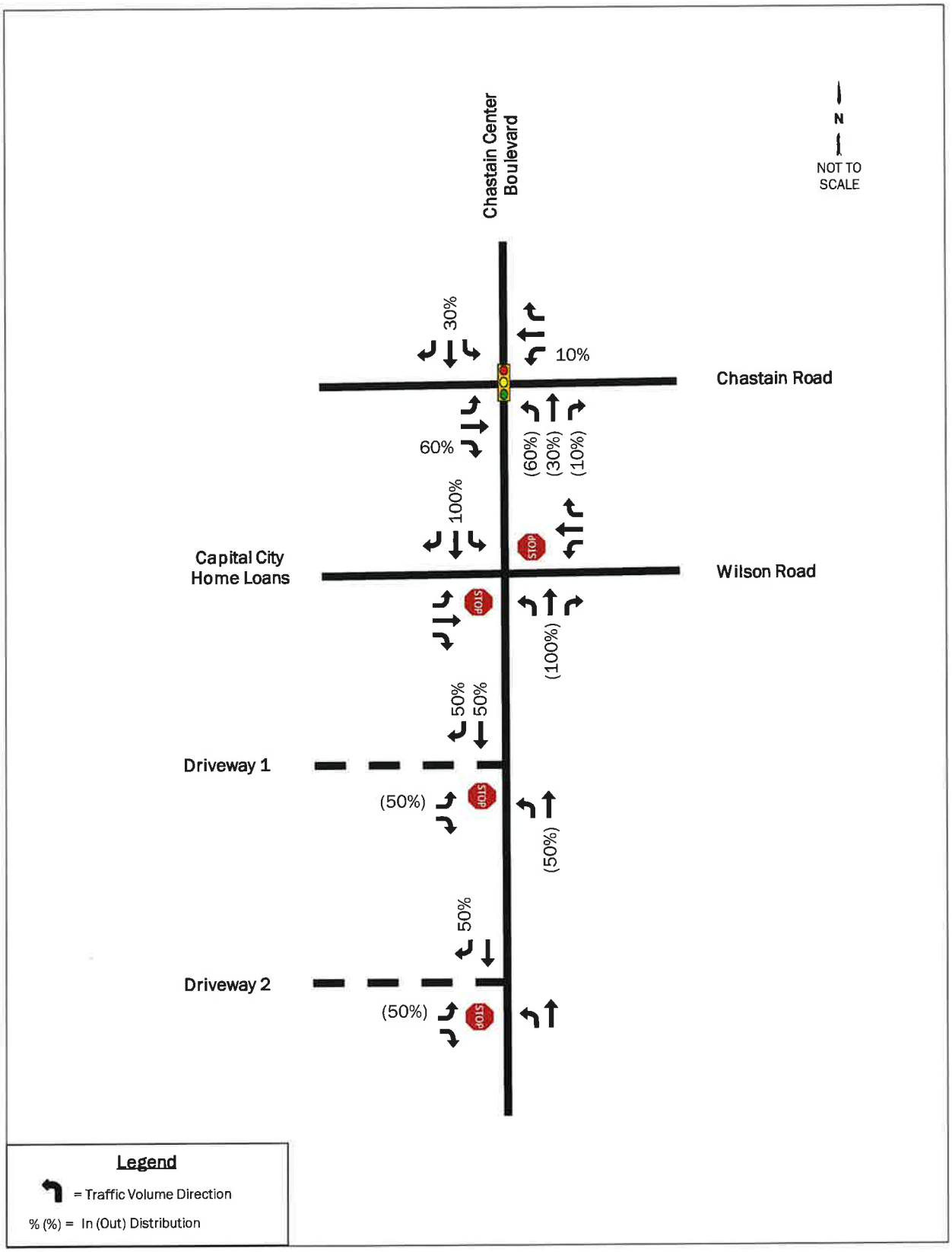
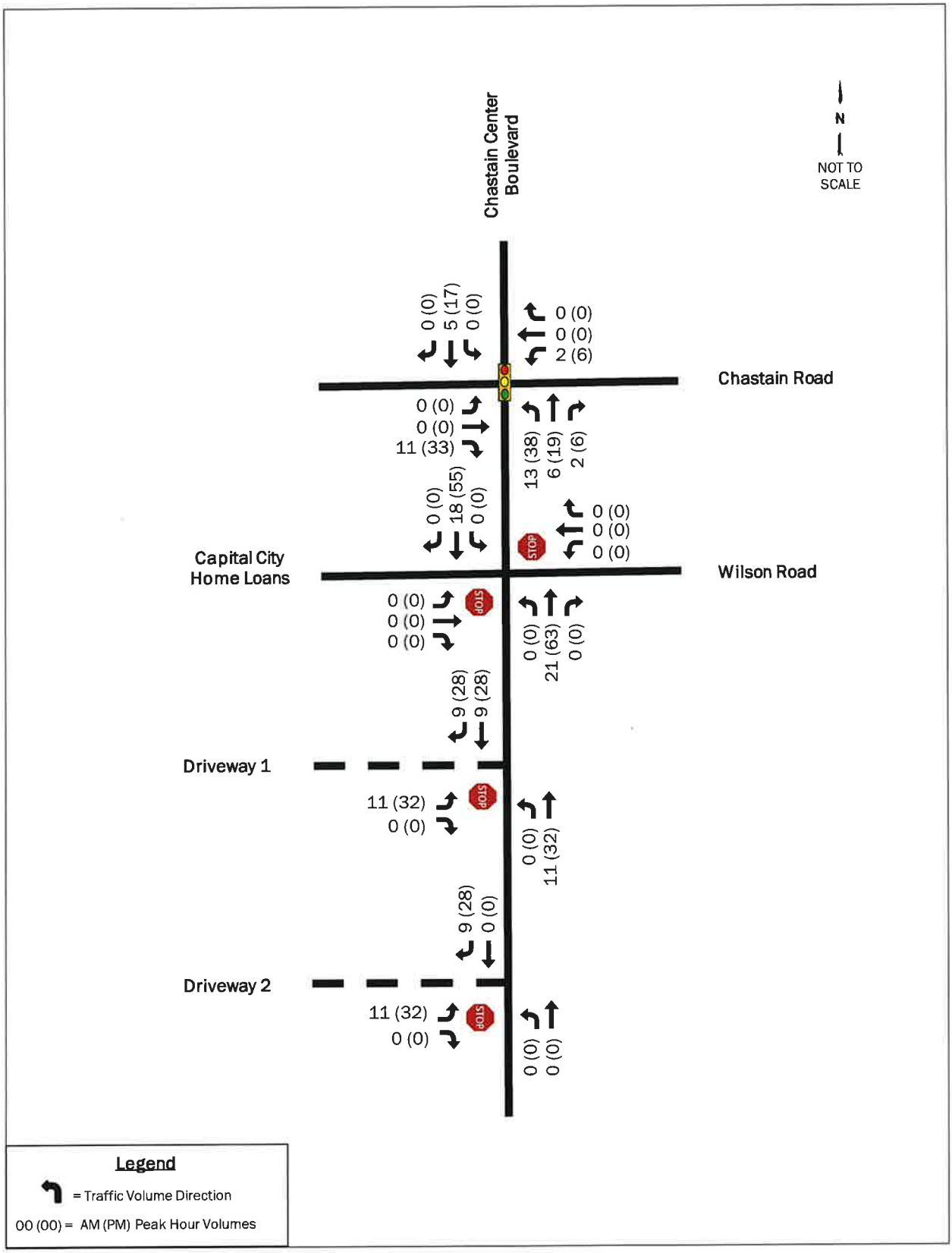


Figure 4: New Project Trips (AM and PM Peak Hours)



D. Traffic Impact Analyses

A detailed Traffic Impact Study (TIS) will be completed using current turning movement counts and the latest Highway Capacity Manual (HCM) methodology. The purpose of the study is to identify the traffic impacts associated with the proposed development, including existing traffic, future background growth traffic, and full future traffic in the projected build year, to determine whether any mitigation measures may be required.

The TIS will evaluate Levels of Service (LOS) at the proposed development access points and the existing external study intersections identified in this memorandum. The report will summarize the data collected, projected traffic volumes at the study locations, analysis of traffic operations including LOS, turn lane evaluations, and conclusions based on the analysis.

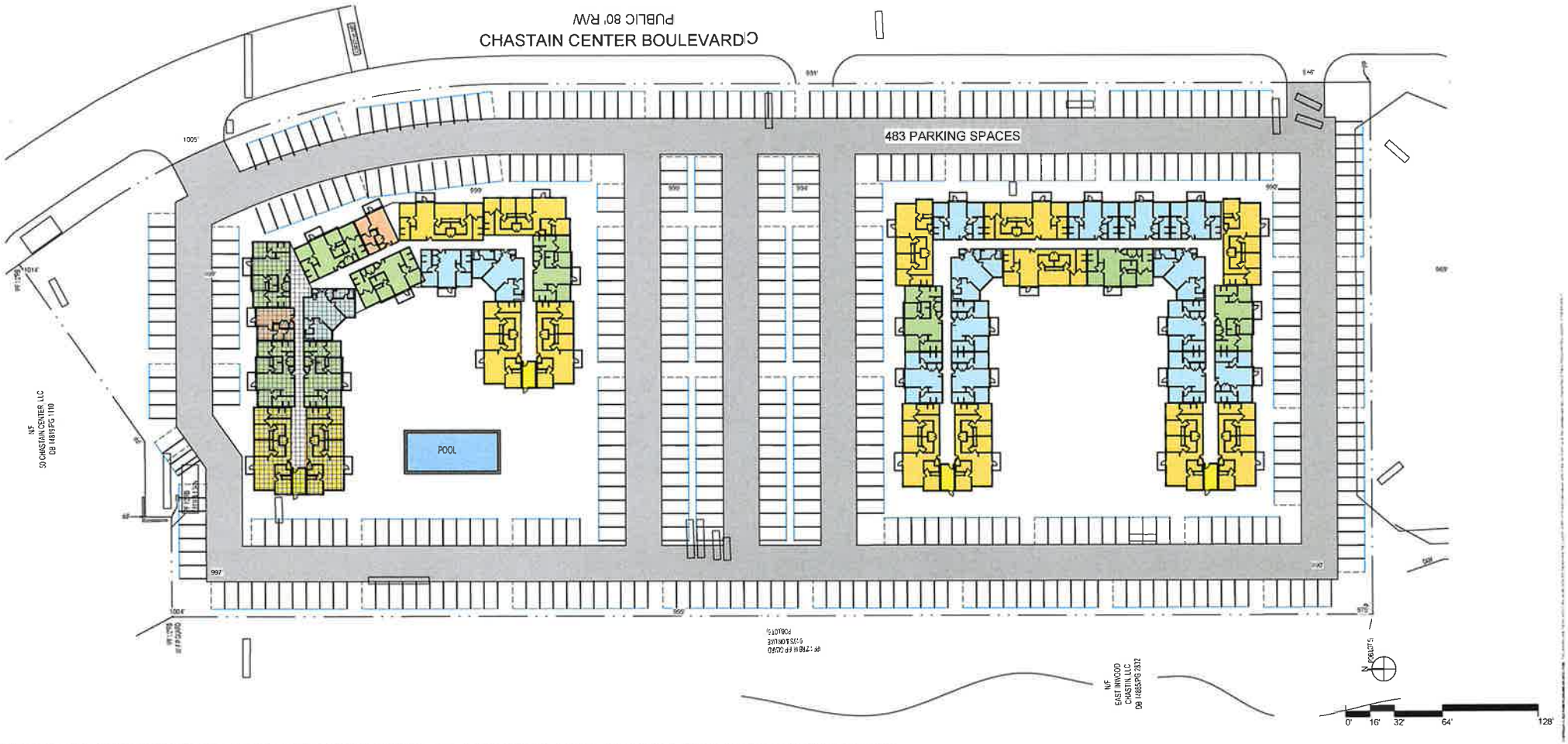
Turn lane analyses will also be conducted for the proposed development driveways in accordance with Cobb County Development Standards, including Section 402.9 – Deceleration Lanes/Roadway Improvements Along Existing Streets and Section 402.10 – Left Turn Lane Design Guidelines.

The information presented in this memorandum is intended to support Cobb County Department of Transportation (Cobb DOT) review and approval of the proposed Traffic Impact Study assumptions. Following approval of these assumptions, the Traffic Impact Study will be completed to evaluate traffic operations and identify any improvements that may be warranted.

Appendix A:

Concept Site Plan

FLOOR PLAN - LEVEL 01



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*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED

100 & 300 CHASTAIN CENTER BOULEVARD STUDENT HOUSING

A PROJECT FOR

CAMPUS REALTY ADVISORS

ATLANTA 11/13/25 GEORGIA

Appendix B:

Growth Rate Calculations

HISTORICAL TRAFFIC COUNTS
Chastain Student Housing TIS
Cobb County, Georgia

Location	Counter ID											Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2026	2029	2026-2029	Percent
Chastain Road W/O Town Point Drive	067-0881	33,400				28,600				32,200		30,350	29,900	-0.50%	36.86%
Chastain Road E/O Busbee Drive	067-0883			32,300				28,700			29,500	27,889	26,608	-1.56%	32.80%
Chastain Road W/O Chastain Meadows Parkway	067-0885		19,500			17,700				16,700		15,354	14,178	-2.62%	17.48%
George Busbee Parkway S/O Townpark Drive	097-R801				14,200				12,700		12,200	11,450	10,432	-3.06%	12.86%
												85,043	**81,118**	**-1.6%**	**100.00%**

CENSUS DATA GROWTH RATES
Chastain Student Housing TIS
Cobb County, Georgia

Location	Year		Growth Rate	Forecast Years		Compounded Growth
	2010	2020	2010-2020	2026	2029	2026-2029
Cobb County	688,078	766,149	1.1%	812,992	836,413	1.0%
City of Kennesaw	29,783	33,036	1.0%	34,988	35,964	0.9%
City of Marrietta	56,579	60,972	0.8%	63,608	64,926	0.7%
TOTAL	**774,440**	**860,157**	**1.1%**	**911,588**	**937,303**	**0.9%**

Appendix C:

Trip Generation

Off-Campus Student Apartment (Mid-Rise) (226)

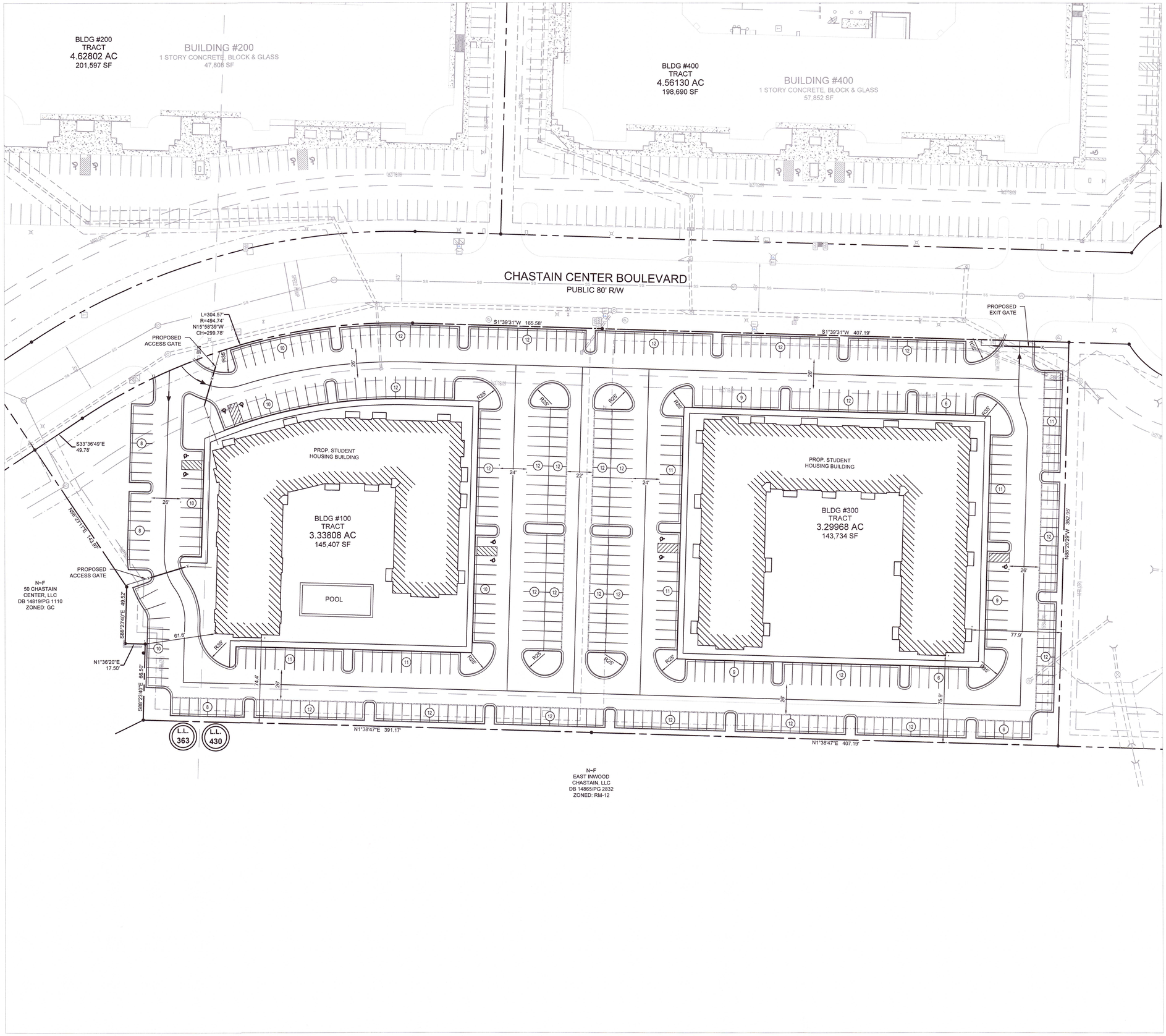
Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

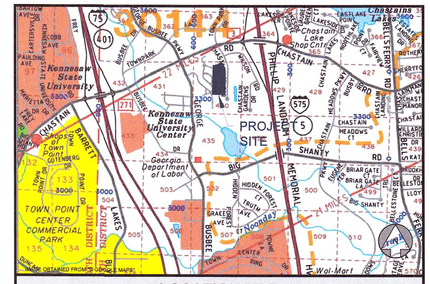
Project Land Use		Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
			Total	Inbound	Outbound						
Off-Campus Student Apartment (Mid-Rise)		560 BR				226	Bedrooms				
*(adjacent to campus)	Daily		**1,440**	720	720			T = 2.57 * X	50%	50%	2.57
	AM Peak Hour		**39**	18	21			T = 0.07 * X	46%	54%	0.07
	PM Peak Hour		**118**	55	63			T = 0.21 * X	47%	53%	0.21
Reductions for Pass-By Trips											
	Daily		**0**	0	0						
	AM Peak Hour		**0**	0	0						
	PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS											
	Daily		**1,440**	720	720						
	AM Peak Hour		**39**	18	21						
	PM Peak Hour		**118**	55	63						

Note:

[1] Where: T = Trips; X = Density by Variable

SUP-7





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	6.64 ACRES (289,141 S.F.)
IMPERVIOUS AREA:	231,313 S.F. (80%)
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY
CURRENT ZONING:	OS
PROPOSED USE:	PBSH
BUILDING SETBACKS	
FRONT:	-'
SIDE:	-'
REAR:	-'
BUILDING SUMMARY	
BUILDING AREA:	57,800 S.F.
BUILDING COVERAGE:	20%
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACE/UNIT
	(MIN) 1 SPACE(300 UNITS) = 300 SPACES
PARKING PROV.:	485 SPACES
COMPACT SPACES PROV.:	169 SPACES (35%)
STANDARD STALL DIMENSIONS:	8.5' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
MIN. DRIVE WIDTH:	26' (PERIMETER); 24' (INTERIOR)
MIN. HANDICAP PARKING:	9 SPACES
HANDICAP PARKING PROV.:	9 SPACES

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GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/03/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0037G, DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
a PAPE-DAWSON company

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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecraw.com

PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK 35358

5/6/2026

GASWCC LVL II CERT # 93666

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW

0' 20' 40' 80'

SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY:	ACC
DESIGNED BY:	ACC
REVIEWED BY:	SDP
JOB #:	65920005
DATE:	04/27/26

ZONING PLAN

ZP-1

Drawing name: C:\Users\ccook\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\65920005 - 100 & 300 Chastain Center Blvd - CRA\CADD\EXHIBITS\2026.04.23 - CP 2 - 100 & 300 Chastain Center Blvd - Cobb_Ga.dwg SITE PLAN May 06, 2026 11:25am by ccook

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 Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2026

Community Development – Zoning Division
John Pederson – Division Manager

ZONING CASE

SLUP-7-2026

SITE BACKGROUND

Applicant	Campus Realty Advisors, LLC
Phone	Contact Zoning Office
Email	Contact Zoning Office
Representative Contact	J. Kevin Moore
Phone	Contact Zoning Office
Email	Contact Zoning Office
Titleholder	Chastain 300, LLC and Glen Chastain, LLC
Property Location	Located on the west side of Chastain Center Boulevard, south of Chastain Road
Address	100 and 300 Chastain Center Boulevard
Access to Property	Chastain Center Boulevard

QUICK FACTS

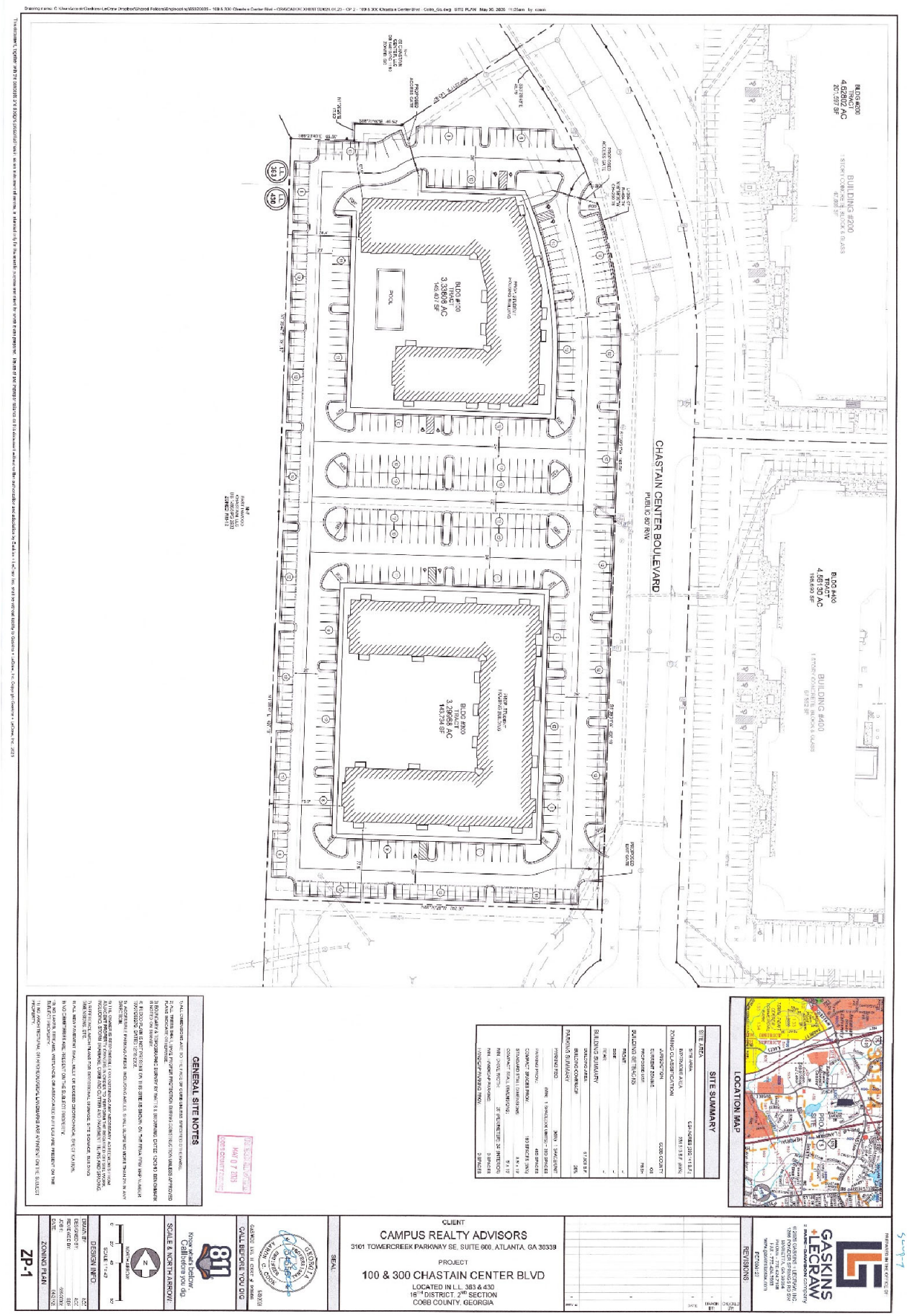
Commission District	2 - Allen
Current Zoning	OS
Current Use of Property	Office
Proposed Zoning	RRC
Proposed Use	Purpose Built Student Housing
Future Land Use	RAC
Site Acreage	6.64
District	16
Land Lot	363, 430
Parcel #	16043000060, 16043000070
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

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

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

1. Site Plan received by the Zoning Division on May 7, 2026, with the District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture and elevations that demonstrate considerations designed to minimize the transfer of noise prior to permitting;
3. Maximum building height of 55 feet;
4. Applicant shall coordinate with local law enforcement to develop a security plan in accordance with the standards of crime prevention through environmental design (CPTED) and District Commissioner approval (security plan shall be reviewed and updated annually thereafter);
5. Applicant shall coordinate with Kennesaw State University to develop a transportation and shuttle agreement to be approved by the District Commissioner and filed with Cobb County Community Development prior to permitting;
6. On-site management shall be required, 24 hours per day, seven (7) days per week;
7. Variances as stated in the Zoning comments and recommendations, except impervious surface variance. Applicant to either reduce impervious surface to 70% or provide stormwater controls to have an effective impervious surface of 70%;
8. Fire Department comments and recommendations;
9. Stormwater Management Division comments and recommendations;
10. Water and Sewer Division comments and recommendations; and
11. Department of Transportation comments and recommendations.


CHASTAIN CENTER BOULEVARD
PUBLIC 80' R/W
BUILDING #200
BUILDING #300
BUILDING #400
LOCATION MAP
SITE SUMMARY
GENERAL SITE NOTES
CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339
PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
GASKINS LECRAW
ZP-1
ZONING PLAN

SLUP-7 2026 Aerial Map



North

Zoning: GC / Chastain Center Business Park

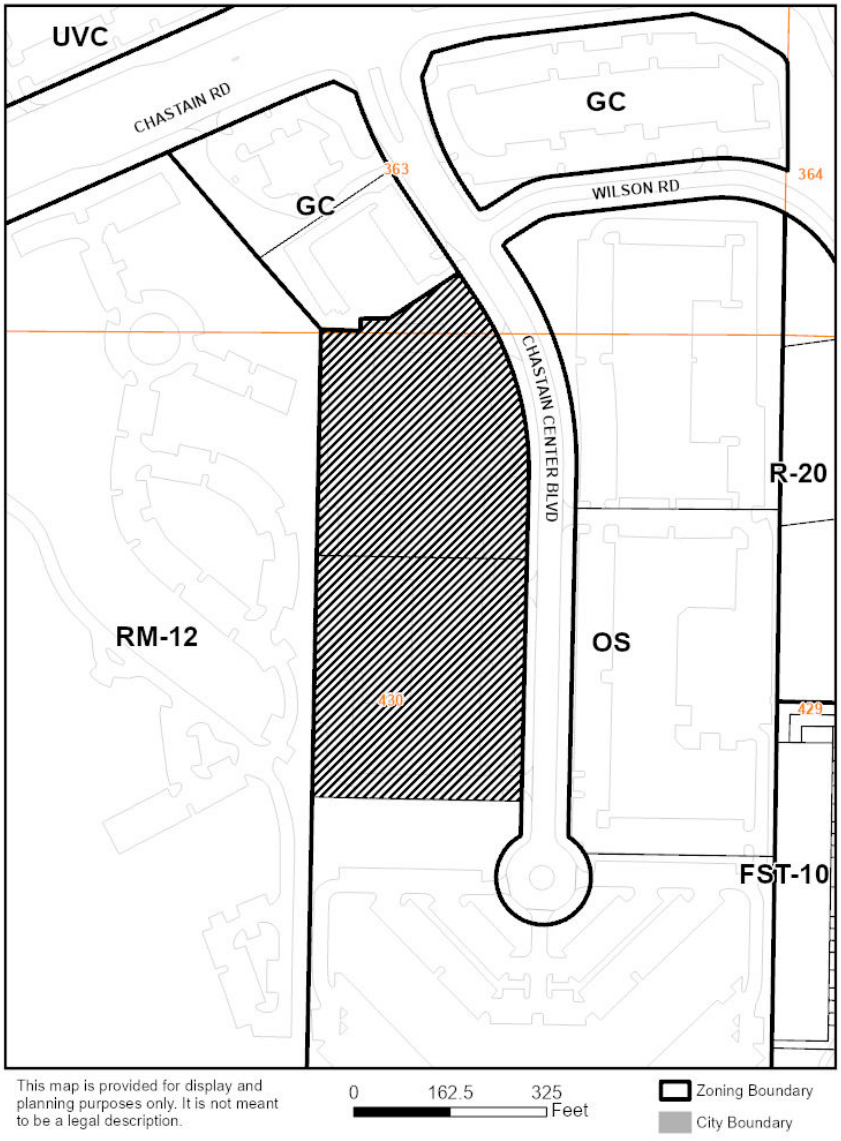
Future Land Use: RAC

WEST

Zoning: RM-12 / The Mill at Chastain Apartment Complex

Future Land Use: RAC

SLUP-7 2026 Map



EAST

Zoning: OS / Chastain Center Business Park

Future Land Use: RAC

SOUTH

Zoning: OS / Chastain Center Business Park owned by Kennesaw State University

Future Land Use: RAC

Current zoning district for the property

The OS district is established to provide locations for office and business distribution/service facilities, and assembly processes which do not emit noise, vibration, smoke, gas, fumes, odors or radiation and are located entirely within an enclosed building which do not involve manufacturing or fabrication of any product. No principal retail sales are allowed unless specified in this section. These uses are allowed on properties delineated within a RAC category, ICA category or an industrial category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Limited special exception uses may be allowed on properties delineated within a Neighborhood Activity Center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990, and as may be amended from time to time.

Request for a 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 for the development of a Purpose-Built Student Housing (PBSH) community on a 6.64-acre site serving students of nearby Kennesaw State University. The proposed development would combine two (2) existing parcels into a single lot and replace the existing structures with two (2) five (5)-story buildings containing 200 units, ranging from studio to four (4)-bedroom layouts, for a total of 588 beds (294 equivalent dwelling units). The proposed density is 44.28 units per acre. The development would provide 485 surface parking spaces and associated student housing amenities. Concurrent requests include rezoning the property from the OS office/service district to the RRC regional retail commercial district to permit PBSH use, as well as variances to allow principal access from a local road and to increase the maximum allowable impervious lot coverage from 70% to 80%.

Residential criteria

Allowable units as zoned: 0
Proposed # of units: 294 equivalent apartment units
Net density: 44.28
Increase of units: 294
Acres of floodplain/wetlands: 0
Impervious surface shown: 80%
Proposed # of buildings**:** 2
Proposed # of stories: 5
Total sq. footage of development: 289,000
Floor area ratio: 1.00
Square footage per acre: 43,524
Required parking spaces: 294
Proposed parking spaces: 485
Acres in floodplain or wetlands: 0
Impervious surface shown: 80%

Are there any zoning variances?

Yes;

1. To allow principal access from a local road (Chastain Center Blvd); and
2. To increase the maximum allowable impervious coverage from the required 70% to 80%.

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

No.

SLUP-7-2026 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

SLUP-7-2026 DEPARTMENT COMMENTS – Stormwater Management

5/29/2026

Site Data

1. Applicant: Campus Realty Advisors, LLC
2. Address: 100 & 300 Chastain Center Boulevard
3. District: 2

See Stormwater Management Comments as shown on Z-26-2026 (July 2026) – 100 & 300 Chastain Center Boulevard.

Stormwater Management has no objection to the use of the properties for purpose built student housing.

6/3/2026

Comprehensive Plan Future Land Use Designation: Regional Activity Center
The subject tract is within the Regional Activity Center (RAC). The RAC provides for areas that can support a high intensity of development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. The Regional Activity Center designation contains Sub-Area Classifications.

What is the Future Land Use Sub-Category? RAC-off
Office developments are considered the most appropriate development in the RAC-off. However, mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

☒ 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	

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: Subject site is within the McCollum Airport Traffic Pattern Zone.

SLUP-7

July '26 Zoning

Applicant: Campus Realty Advisors, LLC

Water & Sewer Comments: No comments.

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

Roadway	Location	Average daily trips (vpd)	Level of service
Chastain Center Boulevard	NA	NA	NA

vpd = vehicles per day, NA = not available

Traffic counting data not available for Chastain Center Boulevard.

ITE Land Use	Description	Expected Size (Bedrooms)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
226	Off-Campus Student Apartment (Mid-Rise) Over 1/2 mile from Campus 226 (4-10 floors)	588	25	30	**55**	75	85	**160**	**1,680**

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 modified by data available for ITE Land Use 225 Off-Campus Student Apartment (Low-Rise) located more than ½ mile from campus.

Comments and observations

Chastain Center Boulevard is classified as a local road and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Based on site plan received April 27, 2026, this development does require a traffic study submittal. A traffic Submittal 1 (dated April 7, 2026) was received for this development and approved. A traffic Submittal 2 study (dated May 26, 2026) was then received by Cobb DOT and approved on June 23, 2026. The traffic study requirement can be considered **satisfied** for this application.

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. A traffic Submittal 1 (dated April 7, 2026) was received for this development and comments were provided on April 24, 2026. A revised Submittal 1

was received on May 1, 2026, and the full Submittal 2 was received on May 26. 2026. The traffic study requirement can be considered **satisfied** for this application.

2. Recommend replacing disturbed curb, gutter, and sidewalk along the Chastain Center Boulevard. 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.

3. Cobb County DOT Airport Manager will require additional information from the developer. This requirement is triggered by for 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.

4. Recommend any gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.

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

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written unbolded:

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
It is Staff's opinion that the applicant's proposal will not have an adverse effect on the neighborhood or area in which the proposed use will be located. The proposed use is adjacent to existing offices to the north, east, and south, and abuts a multifamily residential development to the west.

(2) Whether or not the use is otherwise compatible with the neighborhood.
It is Staff's opinion that the proposed use is otherwise compatible with the neighborhood. As mentioned, other immediately adjacent properties are developed for offices and a similar multifamily residential use.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.
The proposed use will not result in a nuisance as defined under state law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.
The quiet enjoyment of surrounding properties will not be adversely affected due to the immediately adjacent office and multifamily residential use.

(5) Whether or not property values of surrounding property will be adversely affected.
It is Staff's opinion that the property values of surrounding property will not be adversely affected.

(6) Whether or not adequate provisions are made for parking and traffic considerations.
The applicant proposes to provide parking above the Code-required ratio of one (1) space per unit and is submitting a traffic impact study to be evaluated by Cobb County Department of Transportation who shall make recommendations that should address any identified impacts.

(7) Whether or not the site or intensity of the use is appropriate.
The applicant's site is currently developed as office buildings and lies immediately adjacent to properties zoned for office or apartment uses. The proposed use would be an appropriate reuse of the site to serve students of nearby Kennesaw State University.

(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 subject property is currently zoned OS office/service and is surrounded by commercial and residential uses.

(9) Whether or not adequate provisions are made regarding hours of operation.
The applicant will address appropriate hours of items such as amenity and communal space usage within the community as part of its Safety Plan.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.
Deliveries should be limited to normal hours.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.
The applicant has indicated that a complete landscape plan will be submitted at the time of Plan Review.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
The use should not adversely affect the public health, safety, welfare, or moral concerns of surrounding properties.

(13) Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.
The requested use does have specific requirements set forth in the Code which the applicant meets except for the requested variance for principal access from a local road instead of an arterial or major collector street.

(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 for a 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. Staff believes that the applicant's submitted represents all necessary items for consideration of this use, Purpose-Built Student Housing. The site lies within an area that would be well suited for this use serving the nearby KSU campus.

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.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP-_____ (2026)
Hearing Dates: July 7, 2026
July 21, 2026

Applicant: Campus Realty Advisors, LLC
Titleholders: Glen Chastain, LLC;
Chastain 300, LLC

Tax Parcel Nos.: 16043000070; 16043000060

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of purpose built student housing upon approximately 6.64 acres located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lot 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Office Services ("OS") zoning classification and Applicant is seeking contemporaneous rezoning to the Regional Retail Commercial ("RRC") zoning category to allow for the proposed use and development. Further, the Property is located within a Regional Activity Center ("RAC") future land use designation, which allows the proposed use with the approval of a Special Land Use Permit, as required by recent amendments to the Cobb County Zoning Ordinance.

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

(1) Construction of purpose built student housing, consisting of two five-story structures with two hundred student residences, totaling five hundred eighty-eight (588) beds;

(2) Fully amenitized for student residents;

(3) Appropriate landscaping along frontage on Chastain Center Boulevard; as well as, appropriate landscaping for the overall development; and

(4) Standard and compact parking spaces, totaling four hundred eight-five (485) spaces.

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

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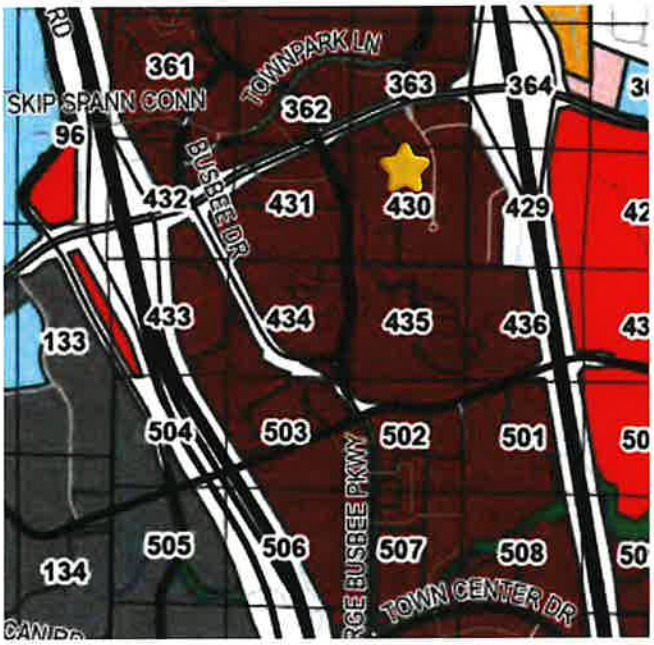
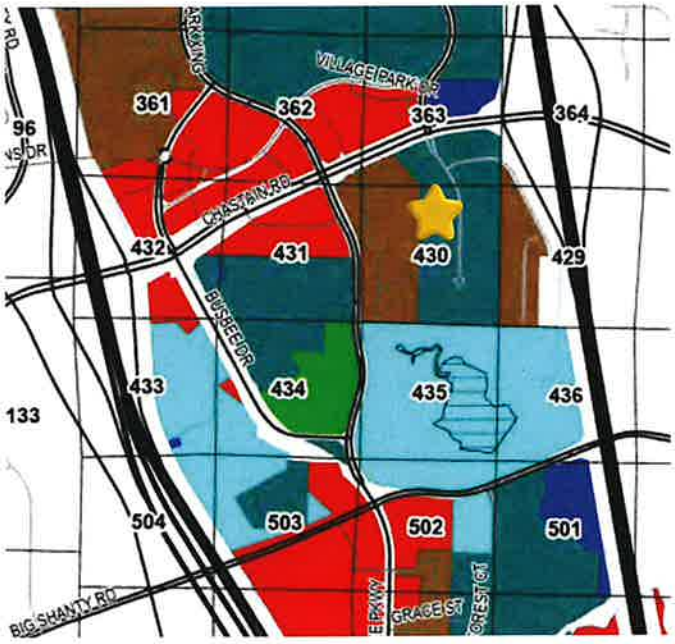
Cobb County Environmental Site Analysis: 100-300 Chastain Center Boulevard

1. Conformance with the Comprehensive Plan

The project conforms with the Comprehensive Land Use Plan, locating much needed purpose-built student housing on parcels located within the Town Center Mall Regional Activity Center (RAC). The project site is marked with a star on the 2025 FLUP map & RAC sub-area map excerpts below.





The current RAC Sub-area classification of the parcels is Office. Per the Future Land Use Guidelines for RAC-off, "Mid- or high-rise residential developments are also appropriate in this category." There are multiple nearby parcels with the High-Density Residential Sub-area classification (RAC-hdr), including the property immediately to the west of the project.

2. Environmental impacts of the proposed project

a. Wetlands
   - Not applicable – No wetlands are evident on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

b. Floodplain
   - Not applicable – No floodplain is present on the site as the site is currently developed as an office/service establishment with impervious surface covering approximately 75% of the site.

c. Streams/stream buffers
   - Not applicable – No streams or associated jurisdictional stream buffers are present on the site

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d. Slopes greater than 25 percent
    - Based on information obtained from publicly available topographic maps, only a small portion of the existing project on the perimeter (2% of the overall site area) is sloped more than 25%. All of the areas in question are between 25% and 50% slopes.
e. Vegetation (including endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered vegetation species are not evident, particularly since impervious surface covers approximately 75% of the site.
f. Wildlife Species (including fish and endangered species)
    - Not applicable - Based on observations and current developed state of the project site, endangered wildlife species are not evident, particularly since impervious surface covers approximately 75% of the site.
g. Archaeological/Historical Sites
    - Not applicable – No archaeological or historical buildings or artifacts are evident on the project site. The site has been fully developed and in use as an office/service establishment.

3. Project implementation measures

a. The site is currently fully developed as an office/services development. There are no obvious environmentally sensitive areas (wetlands, floodplain, large slopes exceeding 25 percent, stream buffers), particularly since impervious surface covers approximately 75% of the site.
b. Water quality requirements were not required when this site was first developed in the mid-1980s. In the event 5,000 square feet or more of the current impervious surfaces are exposed to natural soil during construction, water quality best management practices will be implemented for the redeveloped site in accordance with the Georgia Soil and Water Conservation Committee (GSWCC) manual.
c. Existing infrastructure (Chastain Center Boulevard), Cobb County Water infrastructure (water and sewer) will be used for the development. The water meter vault and fire service connections may change to accommodate the specific aspects of the planned development. No adverse impacts are anticipated for the existing infrastructure components.
d. Since the site is currently fully developed, we do not anticipate any negative impacts to historical or archaeological items within the site.

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e. The planned development will not expose community areas to public or private municipal solid waste facilities, airports railroads, quarries or manufacturing facilities. The planned use will be for student housing which is needed in the vicinity of Kennesaw State University.
f. With the development of the student housing facilities, common areas in the form of landscaped and hardscaped amenities are proposed for the enjoyment of the residents within the development.
g. To the immediate west of the planned development are apartments which is a similar type development for student housing. Care will be taken to address lighting and noise from the subject development. A tree buffer currently exists on the adjoining property with a variable width, but no less than 25-feet.
h. Currently, no parks or recreational green space exists on the property. Planning for recreational areas for the residents of the subject development will be part of the design process.
i. The current developed site is not conducive to wildlife habitats. No additional development activities are planned to disrupt any wildlife habitats.

SUBMITTAL 1 FOR

CHASTAIN STUDENT HOUSING DEVELOPMENT

DATE:
April 7, 2026

LOCATION:
Chastain Road
Kennesaw, Cobb County, Georgia

PREPARED FOR:
Campus Realty Advisors

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, Georgia 30009

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NV5

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A. Introduction

A student residential development is proposed at 100 and 300 Chastain Center Boulevard in Cobb County, Georgia. The development will consist of 195 residential units (560 bedrooms) and will include two (2) full access driveways along Chastain Center Boulevard. The development is planned to be constructed in a single phase of development with a project build year 2029. The preliminary site plan is included in **Appendix A.**

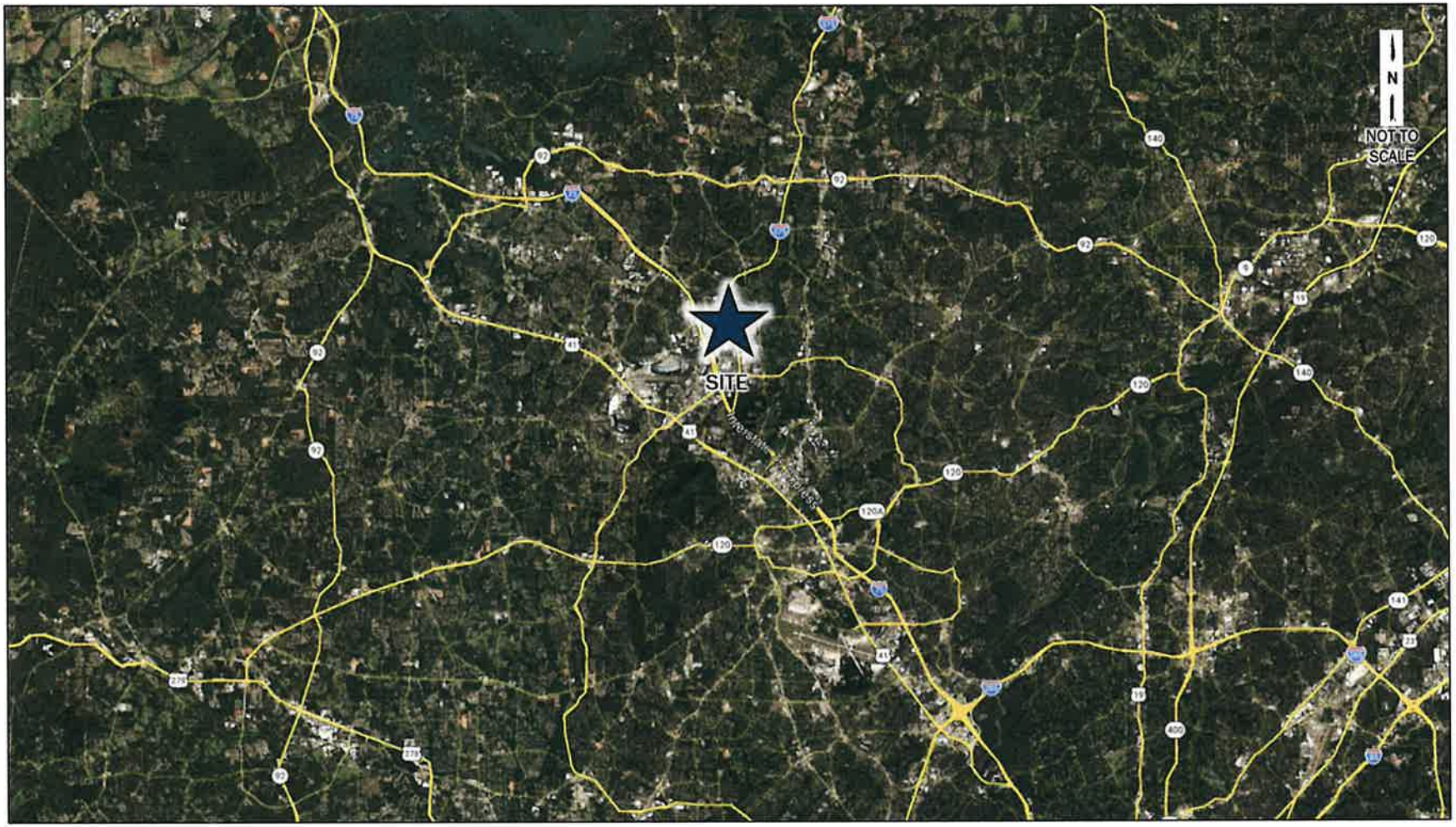
This memorandum summarizes the proposed development, study assumptions, and trip generation methodology used to evaluate site generated traffic. This document serves as a precursor to the Traffic Impact Study (TIS), which will evaluate 2026 Existing, 2029 No Build, and 2029 Build conditions to assess potential operational impacts associated with the development. The TIS will evaluate Levels of Service (LOS) at the site driveways and the surrounding study intersections to determine whether roadway improvements or mitigation measures may be warranted.

Figures 1 and 2 show the site location and proposed study intersections.

Existing Study Intersections

1. Chastain Road at Chastain Center Boulevard – Four leg signalized
2. Chastain Center Boulevard at Wilson Road – Four leg unsignalized (side street stop control)
3. Chastain Center Boulevard at Site Driveway 1 – Three leg unsignalized (side street stop control)
4. Chastain Center Boulevard at Site Driveway 2 – Three leg unsignalized (side street stop control)

Figure 1: Vicinity Map



NV5

Figure 2: Site Location Aerial



B. Existing Conditions

B.1 Transportation Facilities

Chastain Center Boulevard is a two-lane urban local roadway with a posted speed limit of 25 miles per hour (MPH). The roadway provides connectivity to adjacent commercial and residential developments and serves as the primary access to the proposed site. Traffic operations along the corridor are influenced by nearby intersections, including Chastain Road and Wilson Road, as well as driveway connections to adjacent developments.

Chastain Road is a four-lane median divided urban minor arterial with a posted speed limit of 45 MPH. The roadway serves as a primary east-west corridor in the study area, providing connectivity to Interstate 75 (I-75) and surrounding commercial, residential, and institutional land uses, including Kennesaw State University. Traffic operations along the corridor are influenced by regional through traffic, driveway connections, and nearby signalized intersections, including Chastain Center Boulevard.

Wilson Road is a two-lane urban local roadway. A posted speed limit was not observed along the study segment; therefore, a speed of 25 MPH was assumed for analysis. The roadway provides connectivity to adjacent residential and commercial developments and intersects with Chastain Center Boulevard. Traffic operations along Wilson Road are influenced by local traffic, driveway connections, and its intersection with Chastain Center Boulevard, which operates under side street stop control.

B.2. Transit

Transit service in the immediate vicinity of the proposed site is limited. The Kennesaw State University Big Owl Bus does not currently serve the area adjacent to the site, although routes may be modified in the future. CobbLinc bus service is provided along George Busbee Parkway and Busbee Drive; however, no stops are located directly adjacent to the proposed site.

B.3. Pedestrian and Bicycle Facilities

Sidewalks are not provided along Chastain Center Boulevard. Sidewalks and bicycle facilities are present along Chastain Road in the vicinity of the site. A programmed side path and trail project identified in the 2050 MTP Project Fact Sheet along George Busbee Parkway between Chastain Road and Barrett Parkway will install multiuse paths approximately 0.2 miles from the proposed site.

B.4. Traffic Volumes

Traffic counts will be collected to document existing traffic conditions within the study area. Turning movement counts (TMCs) will be collected at all proposed study intersections during the weekday AM and PM peak periods while local schools and colleges are in session to reflect typical traffic conditions. In addition, 24-hour automatic traffic recorder (ATR) counts will be collected along Chastain Center

Boulevard to establish existing daily traffic volumes. These data will be used to develop the existing study intersection volumes and will serve as the basis for the Traffic Impact Study analysis.

C. Future Conditions

C.1. Adjacent Development

No adjacent developments were identified within the study area that are anticipated to be built out and occupied prior to the proposed development opening in 2029.

C.2. Ambient Growth

Ambient traffic growth within the study area was initially evaluated based on historical traffic count data obtained from the GDOT Transportation Analysis and Data Application (TADA) for roadways within the study area. The proposed development is anticipated to be fully built out by 2029. As the TADA data indicate a negative growth trend, additional analysis was performed using historical population data from Cobb County and the Cities of Marietta and Kennesaw obtained from the U.S. Census Bureau. This analysis indicates an overall growth rate of approximately 1.0 percent per year. Accordingly, a 1.0 percent annual growth rate will be applied to existing traffic volumes to develop future conditions. Detailed growth rate calculations are provided in **Appendix B**.

C.3. Project Trip Generation

Project trip generation was estimated using rates and equations published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (2025). Trip generation for the proposed residential development was calculated using Land Use Code (LUC) 226 – Off-Campus Student Apartment (Mid-Rise), as the proposed buildings will be five stories in height. No internal capture or pass-by reductions were applied, as the development consists of a single-use residential land use with limited potential for internal trip interaction or pass-by traffic.

Trip generation estimates were developed based on 560 bedrooms and include daily, AM peak hour, and PM peak hour traffic volumes. The resulting inbound, outbound, and total trip estimates are summarized in Table 1. Detailed trip generation calculations are provided in **Appendix C**.

Table 1: Trip Generation Summary - Proposed Residential Development

LAND USE	PERIOD	TOTAL	IN	OUT
Off-Campus Student Apartment (Mid-Rise), LUC 226 (560 Bedrooms)	Daily	1,440	720	720
	AM Peak Hour	39	18	21
	PM Peak Hour	118	55	63

C.4. Trip Distribution and Assignment

Project-generated traffic was distributed between the site access points and the adjacent roadway network to reflect anticipated travel patterns.

Approximately 50% of the project trips will utilize Driveway 1 and approximately 50% of the project trips will utilize Driveway 2.

The estimated vehicle distribution is as follows:

- Approximately 60% of the project traffic is expected to travel to/from the west on Chastain Road.
- Approximately 10% of the project traffic is expected to travel to/from the east on Chastain Road.
- Approximately 30% of the project traffic is expected to travel to/from the north on Chastain Center Boulevard.

Trip distribution is illustrated in Figure 3 and the net total project trips are shown in Figure 4.

Figure 3: New Trip Distribution

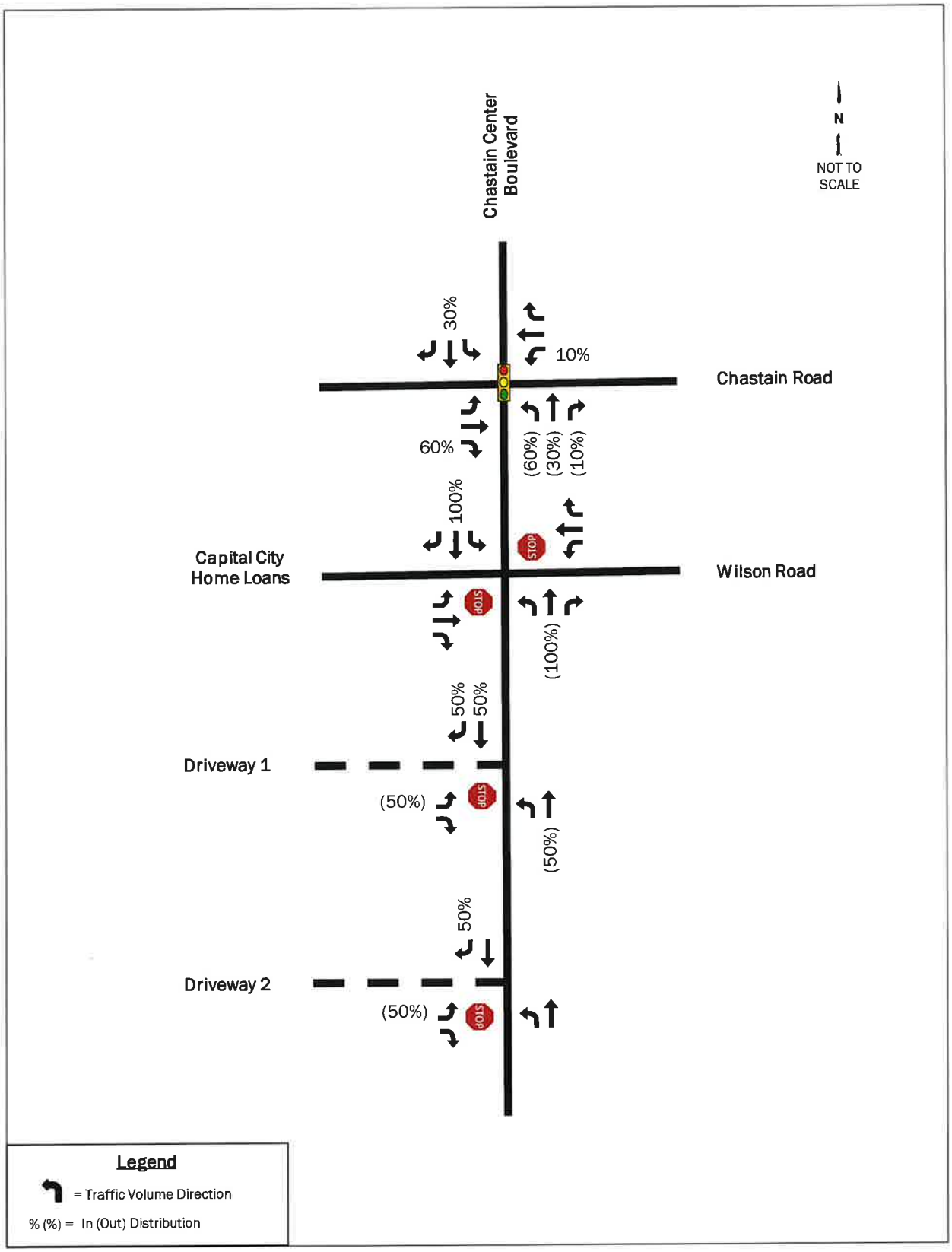
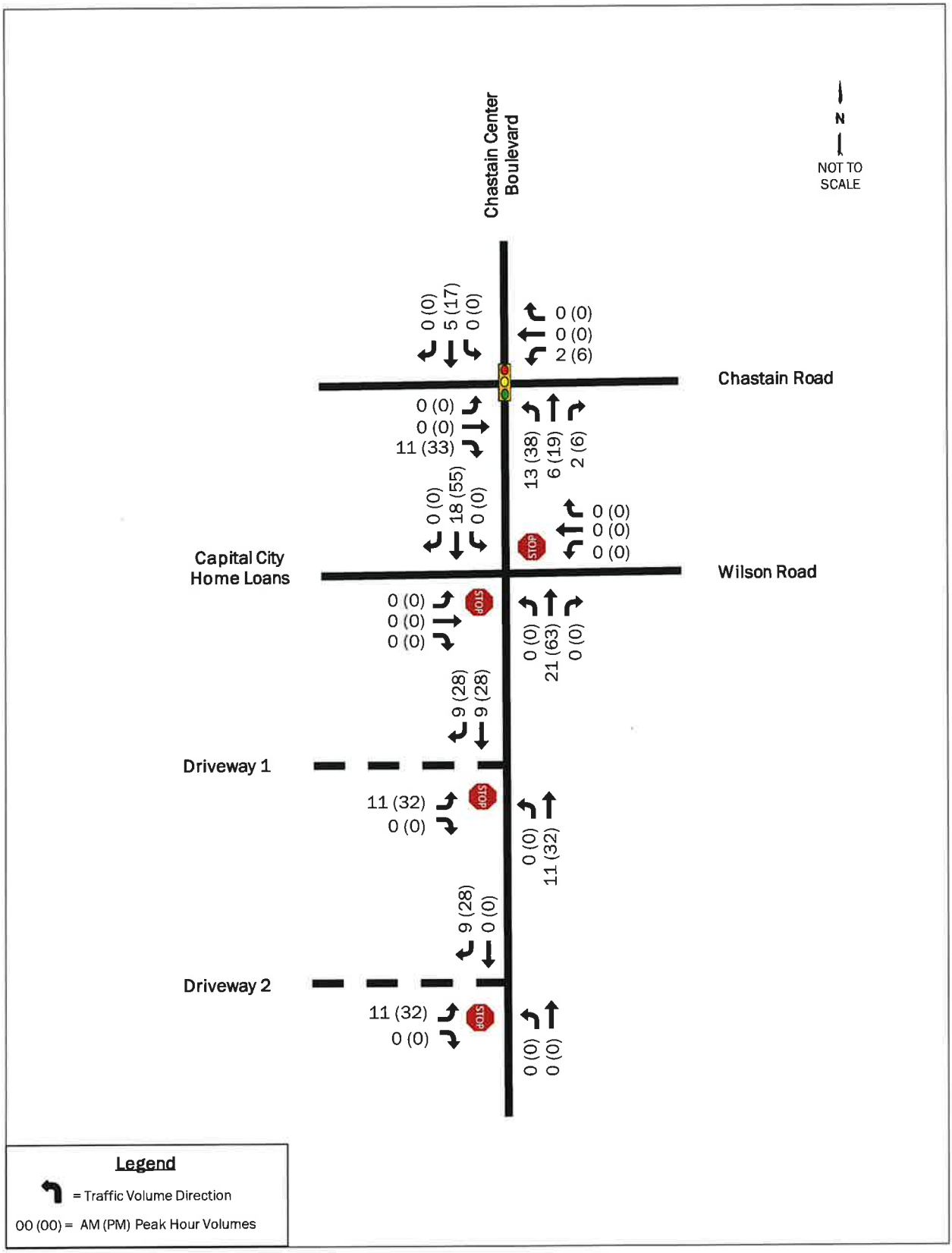


Figure 4: New Project Trips (AM and PM Peak Hours)



D. Traffic Impact Analyses

A detailed Traffic Impact Study (TIS) will be completed using current turning movement counts and the latest Highway Capacity Manual (HCM) methodology. The purpose of the study is to identify the traffic impacts associated with the proposed development, including existing traffic, future background growth traffic, and full future traffic in the projected build year, to determine whether any mitigation measures may be required.

The TIS will evaluate Levels of Service (LOS) at the proposed development access points and the existing external study intersections identified in this memorandum. The report will summarize the data collected, projected traffic volumes at the study locations, analysis of traffic operations including LOS, turn lane evaluations, and conclusions based on the analysis.

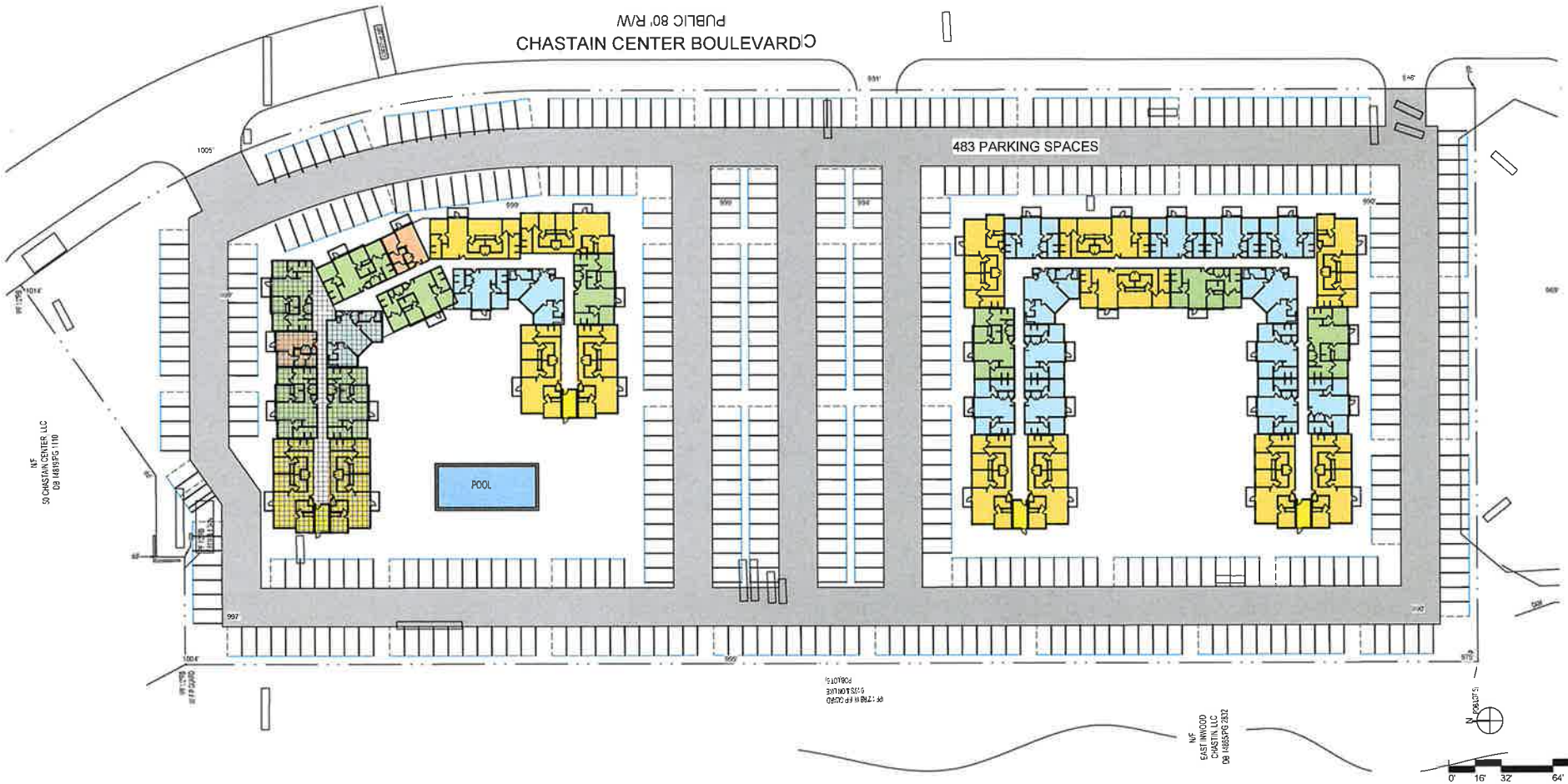
Turn lane analyses will also be conducted for the proposed development driveways in accordance with Cobb County Development Standards, including Section 402.9 – Deceleration Lanes/Roadway Improvements Along Existing Streets and Section 402.10 – Left Turn Lane Design Guidelines.

The information presented in this memorandum is intended to support Cobb County Department of Transportation (Cobb DOT) review and approval of the proposed Traffic Impact Study assumptions. Following approval of these assumptions, the Traffic Impact Study will be completed to evaluate traffic operations and identify any improvements that may be warranted.

Appendix A:

Concept Site Plan

FLOOR PLAN - LEVEL 01



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED

100 & 300 CHASTAIN CENTER BOULEVARD STUDENT HOUSING

A PROJECT FOR

CAMPUS REALTY ADVISORS

ATLANTA 11/13/25 GEORGIA

Appendix B:

Growth Rate Calculations

HISTORICAL TRAFFIC COUNTS
Chastain Student Housing TIS
Cobb County, Georgia

Location	Counter ID											Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2026	2029	2026-2029	Percent
Chastain Road W/O Town Point Drive	067-0881	33,400				28,600				32,200		30,350	29,900	-0.50%	36.86%
Chastain Road E/O Busbee Drive	067-0883			32,300				28,700			29,500	27,889	26,608	-1.56%	32.80%
Chastain Road W/O Chastain Meadows Parkway	067-0885		19,500			17,700				16,700		15,354	14,178	-2.62%	17.48%
George Busbee Parkway S/O Townpark Drive	097-R801				14,200				12,700		12,200	11,450	10,432	-3.06%	12.86%
												85,043	**81,118**	**-1.6%**	**100.00%**

CENSUS DATA GROWTH RATES
Chastain Student Housing TIS
Cobb County, Georgia

Location	Year		Growth Rate	Forecast Years		Compounded Growth
	2010	2020	2010-2020	2026	2029	2026-2029
Cobb County	688,078	766,149	1.1%	812,992	836,413	1.0%
City of Kennesaw	29,783	33,036	1.0%	34,988	35,964	0.9%
City of Marrietta	56,579	60,972	0.8%	63,608	64,926	0.7%
TOTAL	**774,440**	**860,157**	**1.1%**	**911,588**	**937,303**	**0.9%**

Appendix C:

Trip Generation

Off-Campus Student Apartment (Mid-Rise) (226)

Based upon methodology from ITE's Trip Generation, 12th Edition (2025)

Project Land Use		Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
			Total	Inbound	Outbound						
Off-Campus Student Apartment (Mid-Rise)		560 BR				226	Bedrooms				
*(adjacent to campus)	Daily		**1,440**	720	720			T = 2.57 * X	50%	50%	2.57
	AM Peak Hour		**39**	18	21			T = 0.07 * X	46%	54%	0.07
	PM Peak Hour		**118**	55	63			T = 0.21 * X	47%	53%	0.21
Reductions for Pass-By Trips											
	Daily		**0**	0	0						
	AM Peak Hour		**0**	0	0						
	PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS											
	Daily		**1,440**	720	720						
	AM Peak Hour		**39**	18	21						
	PM Peak Hour		**118**	55	63						

Note:

[1] Where: T = Trips; X = Density by Variable

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION

(type or print clearly)

Application No. 57

Hearing Date 3-18-86

Applicant CA Investors, Ltd. c/o Carter & Associates, Inc. (business name) **Business Phone** 888-3000 **Home Phone** 231-7940

Ric Felker (representative's name, printed) **Address** 1275 Peachtree Street, N.E., Atlanta, GA 30367

(representative's signature) **Business Phone** 888-3142 **Home Phone** 231-7940

Titleholder Argonaut Associates, Ltd c/o Taylor & Mathis **Business Phone** 394-0222 **Home Phone** 233-4486

Signature (attach additional signatures, if needed) **Address** 10 Perimeter Center East, Ste. 2006
P.O. Box 88185
Atlanta, Georgia 30338

Zoning Request From LI NS (present zoning) **To** OS GC (proposed zoning)

For the Purpose of office - service business park (subdivision, restaurant, warehouse, apts., etc.) **Size of Tract** 26.738 Tract I acre(s)
.378 (2)
2.214 (3)
1.361 (4)

Location Chastain Road (south side) - just west of I-575 (street address, if applicable, nearest intersection, etc.)

Land Lot(s) 363 & 430 **District** 16

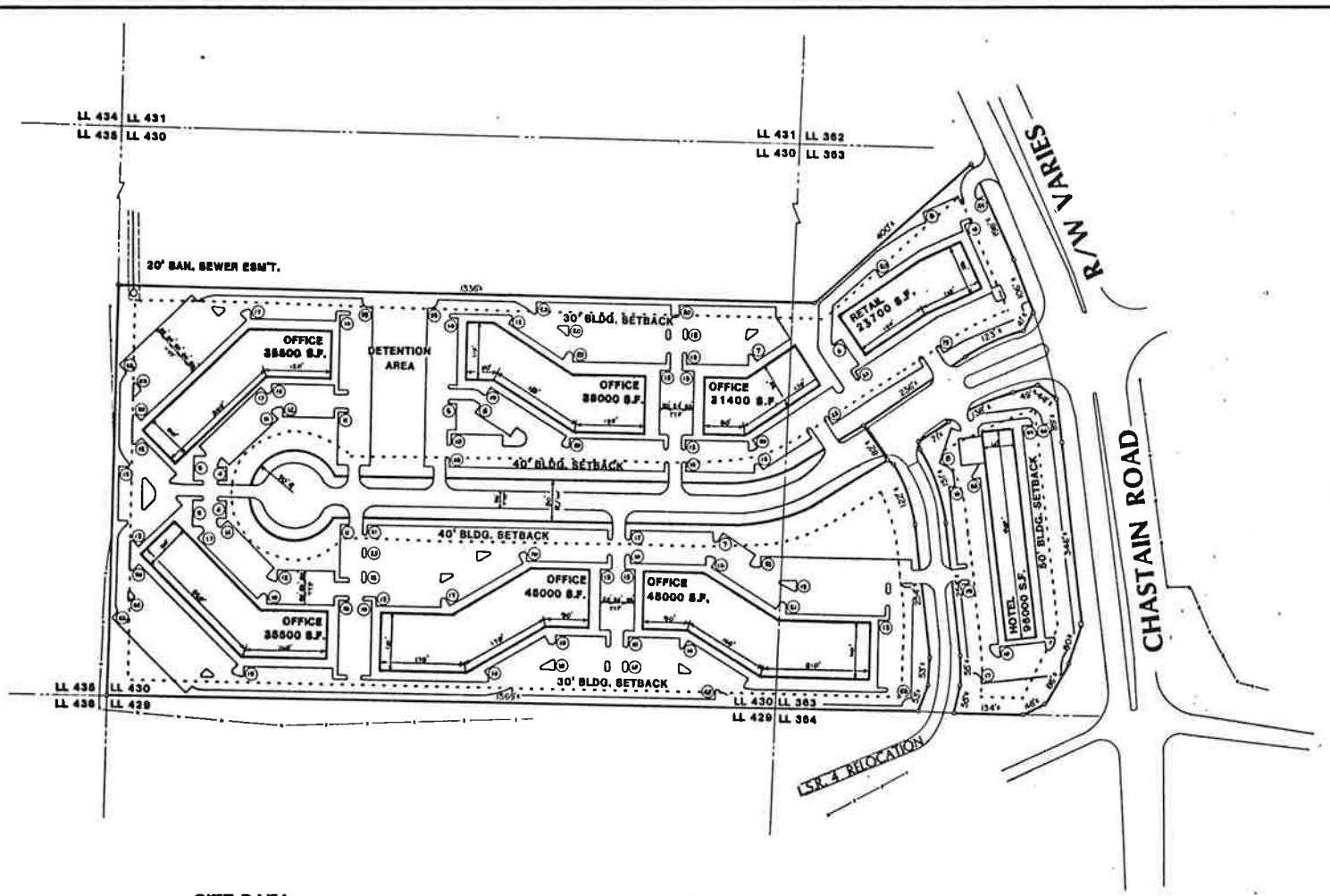
Recommendation of Planning Commission 3-18-86, Planning Commission recommended application be approved subject ~~to business park building having masonry~~ exteriors and no outside storage. Motion by Brown, seconded by Jones; carried 5-0.

Henley A. Hamrick Jr. . Chairman

Board of Commissioners' Decision 3-18-86, Board of Commissioners approved application as stated above including the Cobb DOT comments, ~~if the applicant is not agreeable to the traffic comments then the final plans will be presented back to the Board of Commissioners for their final approval.~~ Motion by Paschal, seconded by Thompson; carried 5-0.

. Chairman

Earl E Smith



SITE DATA

USE	AREA	PARKING RATIO
OFFICE/SERVICE	220,400	1/200
RETAIL	23,700	1/200
HOTEL	96,000	1.25/UNIT

PARKING SPACES REQUIRED 1,415
PARKING SPACES PROPOSED 1,596

SITE AREA 32.52 AC.

NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PER FIRM PANEL 130052-0025 A.

SCALE 1" = 100'

EXISTING ZONING LI, NS
PROPOSED ZONING OS,GC

REV 1/26/88 RETAIL BLDG.

ZONING MASTER PLAN

LOCATED IN LAND LOTS 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

CHASTAIN CENTER

HENSLEY-SCHMIDT, INC.
DWG NO 7990
SHEET 1 OF 1

APPLICANT CA Investors, Ltd 888-3000
c/o Carter & Assoicates, Inc.

TITLEHOLDER Argonaut Associates, Ltd
c/o Taylor & Mathis

REPRESENTATIVE Ric Felker 888-3142 or 231-7940

PROPERTY LOCATION Located on the south side of Chastain Road, west of I-575

CONTIGUOUS STREETS

ACCESS TO PROPERTY Chastain Road

PHYSICAL CHARACTERISTICS OF SITE Single family houses, wooded and undeveloped

PETITION NO. 57

DATE OF HEARING March 18, 1986

PRESENT ZONING LI, NS & GC

PROPOSED ZONING OS & GC

PROPOSED USE Office/Service Business Park

SIZE OF TRACT 32.52 acres

DISTRICT 16th

LAND LOT(S) 363 & 430

TAXES PAID X DUE

COMMISSION DISTRICT Western

CONTIGUOUS ZONING/DEVELOPMENT

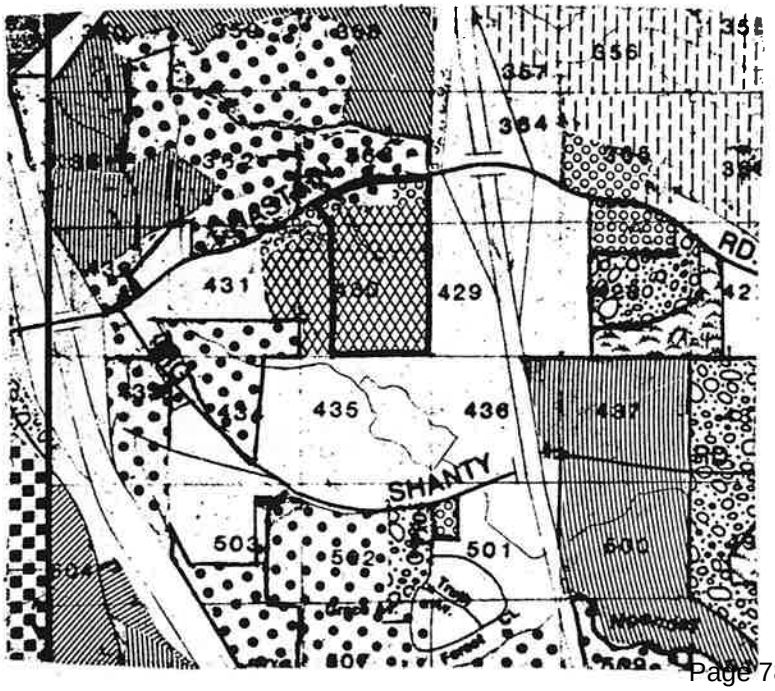
NORTH-GC/wooded and undeveloped
SOUTH-R-20/wooded and undeveloped
EAST-R-20/wooded and I-575
WEST-GC, NS & LI/single family houses, wooded and undeveloped

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

PLANNING COMMISSION RECOMMENDATION
APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

BOARD OF COMMISSIONERS DECISION
APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

STIPULATIONS:



APPLICANT CA Investors, Ltd

PETITION NO. 57

PRESENT ZONING LI, NS & GC

PETITION FOR OS & GC

* * * \

APPLICANT CA Investors, Ltd PETITION NO. 57

PRESENT ZONING LI, NS & GC PETITION FOR OS & GC

WATER COMMENTS:

Available at Development X Yes ___ No If no, distance to nearest main N/A

Size of Main and Location 16" Chastain Rd. Fire Flow Test Required ___ Yes X No

Additional Comments:

SEWER COMMENTS:

Available at Development ** In Basin ** Location **

Distance from Development ___ Est. Waste Generation ** ADF ** Peak

Flow Study Required ___ Yes X No Treatment Plant Noonday X adequate ___ inadequate

Suitable for Individual Sewage Disposal System ___ Yes* X No

Developer will be responsible for connecting to the existing county mains, installing the necessary connection lines, obtaining the necessary easements, and dedicating the on and/or off site water and sewer to Cobb County, as may be required.

*Individual sewage disposal systems are subject to approval by the Cobb County Health Department.

Additional Comments: ** Sewer line under construction. Unable to determine flow.

SCHOOL COMMENTS:

Area Schools	Instructional Units Available	# Of Teachers Assigned	Active Daily Attendance	Capacity

No comments

Additional Comments:

FIRE COMMENTS:

Station No. & Location	Response Time	
1. Engine #12 - 3004 Brackett Road	4 minutes	X adequate ___ inadequate
2. Ladder #12 - 3004 Brackett Road	4 minutes	X adequate ___ inadequate
3. Engine #8 - 2934 Cherokee Street	6 minutes	X adequate ___ inadequate

Main Size Available 16" Chastain Rd Size Required 8" GPM Requirements 1000 to 1500/30 min.

Sprinkler System Required ___ Yes ___ No If yes: ___ domestic ___ commercial

DRAINAGE COMMENTS:

Basin Affected Noonday Within 100 Yr. Flood Plain ___ Yes X No (?)

Location of Flood Plain

Percentage of Flood Plain

Additional Comments: The probable 100 yr. flood plain seems to be just adjacent to the southwest corner of property plat. However, topography study might be required to make necessary determination. This site appears to be within close proximity of U.S.D.A. Soil Conservation Service Flood Retarding Structure, flood storage easement. Noonday structure #16. No activity or building can be permitted within this unless pre-approved by S.C.S. and local district.

SLUP-7-2026 DEPARTMENT COMMENTS – Fire Department

05/20/26

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)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(continued)

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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)

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

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

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

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

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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
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BRENTWOOD, TENNESSEE 37027
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CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

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

June 29, 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 and Application for Special Land Use Permit
Application Nos.: Z-26 (2026); SLUP-7 (2026)
Applicant: Campus Realty Advisors, LLC
Property Owners: Glen Chastain, LLC;
Chastain 300, LLC
Property: 6.64 acres, more or less, located on the westerly side of Chastain Center Boulevard, southerly of Chastain Road, being more particularly known as 100 and 300 Chastain Center Boulevard, Land Lots 363 and 430, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Campus Realty Advisors, LLC, the Applicant (hereinafter referred to as "Applicant"), and Glen Chastain, LLC and Chastain 300, LLC, the Property Owners (hereinafter collectively referred to as "Owners" or "Property Owners"), in the above-referenced Applications for Rezoning and Special Land Use Permit with regard to a total tract of 6.64 acres, more or less, located at 100 and 300 Chastain Center Boulevard, Land Lots 363 and 430, 16th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After communications with Planning and Zoning and other County Staff, reviewing the Departmental Comments and Staff Recommendations, communications and discussions with area residents and homeowner representatives, 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 Applications for

Rezoning and Special Land Use Permit are approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

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

(2) Rezoning of the Subject Property shall be from the existing zoning category of Office Services ("OS") to the proposed zoning category of Regional Retail Commercial ("RRC"), with approval of a contemporaneous Special Land Use Permit, site plan specific to the revised Site Plan prepared for Applicant by Gaskins + LeCraw, Inc., dated April 27, 2026, last revised May 28, 2026, and submitted contemporaneously with this letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.

(3) The Subject Property consists of approximately 6.64 acres of total site area and shall be developed for purpose built student housing, containing a maximum of two hundred (200) student residences, with no more than five hundred eighty-eight (588) bedrooms, including leasing and amenity areas.

(4) The proposed development shall have an active recreation area consisting of a pool and other student-oriented facilities.

(5) All lighting within the proposed development, including parking lot lighting and exterior lighting for the buildings, shall be designed not to illuminate beyond the Property's boundaries and shall be ample for security purposes.

(6) There shall be 24-hour surveillance and security, including coordination with local law enforcement. Applicant shall coordinate a safety and security plan with local law enforcement. Surveillance cameras will be strategically located at building entrances; as well as, entrances to club and amenity facilities, including any pedestrian paths.

(7) Applicant agrees the proposed development shall have student directed and oriented amenities and programs.

(8) Applicant agrees to establish a designated "rideshare" pick-up point within the proposed development.

(9) Setbacks for the proposed development shall be as more particularly shown and reflected on the revised Site Plan.

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

(11) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, 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.

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

We believe the development of the project, pursuant to the referenced, revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed development is an exciting project which redevelops existing office/commercial property into purpose built student housing located in close proximity to the interstate roadways, retail, office, and institutions of higher learning. The student housing 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
Attachment

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

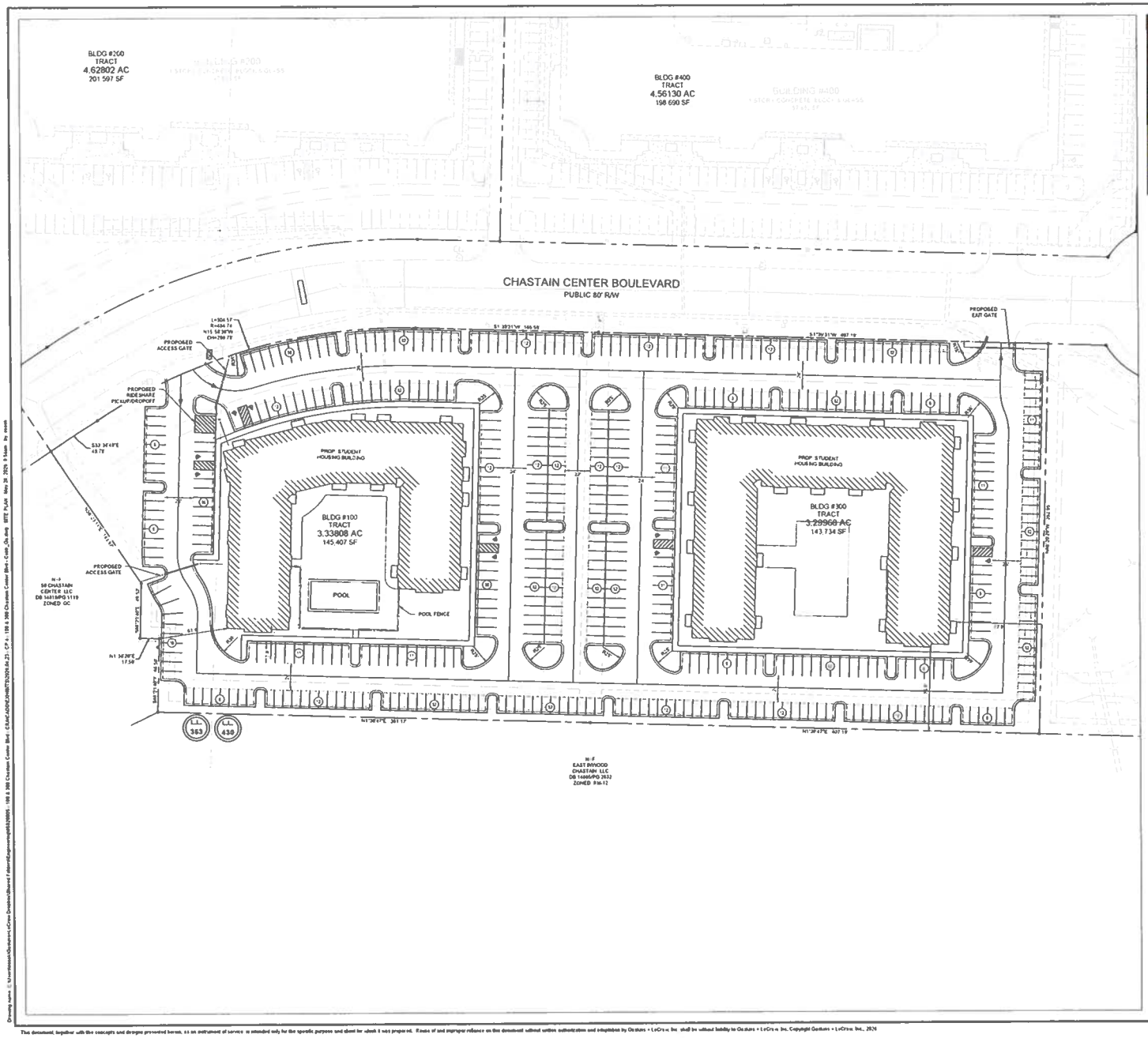
Cobb County Planning Commission:
Nadia Faucette, Chairwoman
Fred Beloin
Deborah Dance
Deidra Massey
Sara Micheletto
(With Copy of Attachment)

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)

Campus Realty Advisors, LLC
(With Copy of Attachment)

EXHIBIT "A"





LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA	6 44 ACRES (279 141 SF)
IMPERVIOUS AREA	261 300 SF (79%)
ZONING CLASSIFICATION	
JURISDICTION	COBB COUNTY
CURRENT ZONING	OS
PROPOSED USE	PBSH
BUILDING SETBACKS	
FRONT	-
SIDE	-
REAR	-
BUILDING SUMMARY	
BUILDING AREA	57 600 S.F.
BUILDING COVERAGE	29%
PARKING SUMMARY	
PARKING REQ.	(MIN. 1 SPACE/UNIT)
	(MIN. 1 SPACE/294 UNITS) = 294 SPACES
PARKING PROV.	405 SPACES
COMPACT SPACES PROV.	166 SPACES (41%)
STANDARD STALL DIMENSIONS	8.5' x 19'
COMPACT STALL DIMENSIONS	8' x 16'
MIN. DRIVE WIDTH	24' (PERIMETER), 24' (INTERIOR)
MIN. HANDICAP PARKING	9 SPACES
HANDICAP PARKING PROV.	9 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING DATED 1/23/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0261G DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS INCLUDING AISLES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE. SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

9) NO CEMETERIES ARE PRESENT ON THE SUBJECT PROPERTY.

10) NO LAKES, STREAMS, WETLANDS, OR ASSOCIATED BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

11) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE APPARENT ON THE SUBJECT PROPERTY.

PREPARED IN THE OFFICE OF
GASKINS + LECRAW
A PAPE-DAWSON company
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MARIETTA, GA 30064
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FAX - 770.424.7593
www.gaskinslecraw.com
PEF000127

REVISIONS

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE SUITE 600 ATLANTA GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK
52907926
GA/WCC LVL II CERT # 926668

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0 20 40 80
SCALE 1" = 40'

DESIGN INFO:

DRAWN BY	ACC
DESIGNED BY	ACC
REVIEWED BY	SDP
JOB #	03020005
DATE	04/27/26

ZONING PLAN

ZP-1

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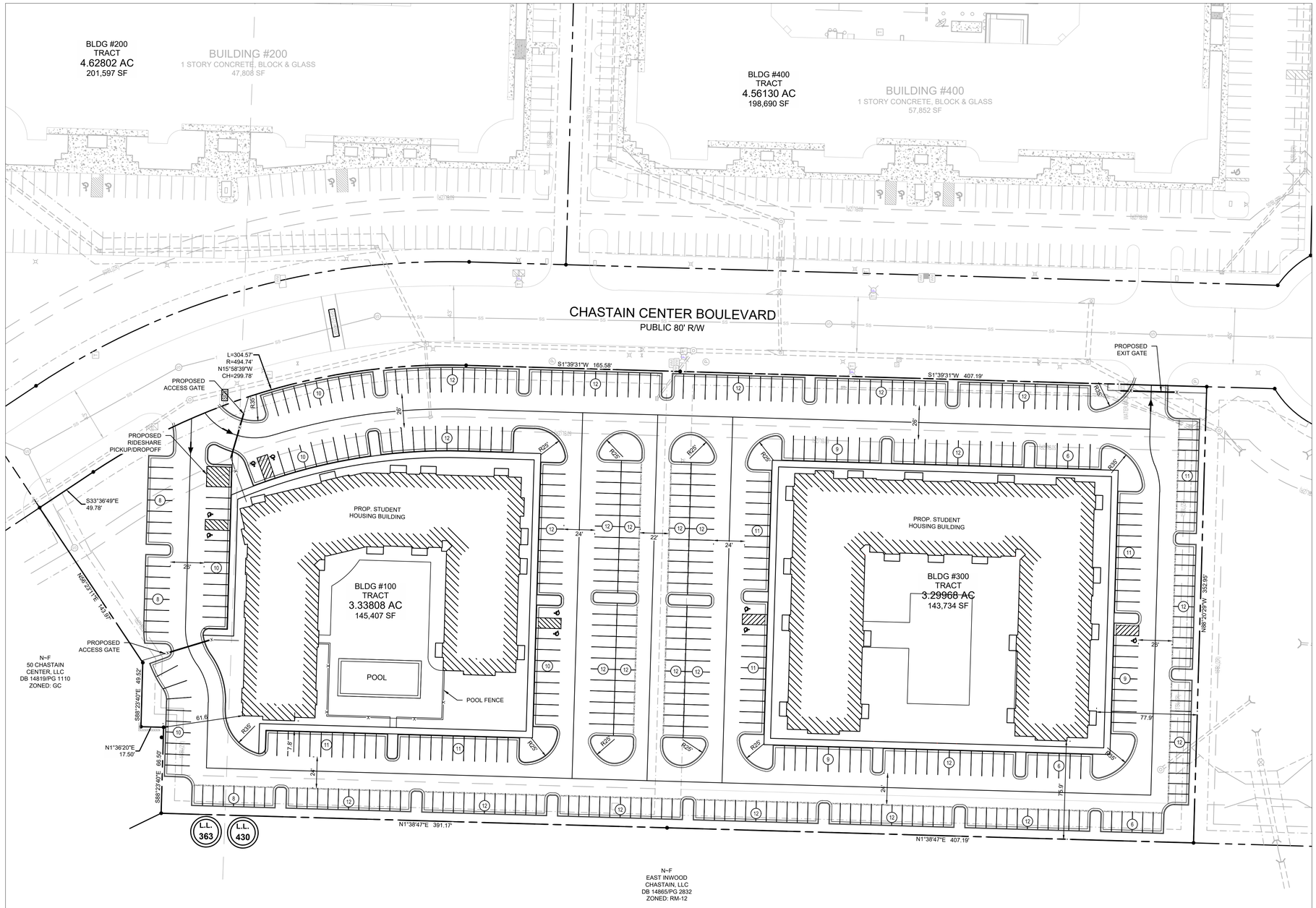

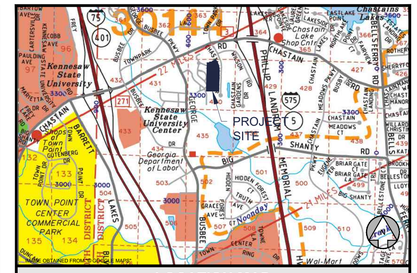

LOCATION MAP

SITE SUMMARY

SITE AREA	
SITE AREA:	6.64 ACRES (289,141 S.F.)
IMPERVIOUS AREA:	202,398 S.F. (70%)
ZONING CLASSIFICATION	
JURISDICTION:	COBB COUNTY
CURRENT ZONING:	OS
PROPOSED USE:	PBSH
BUILDING SETBACKS	
FRONT:	--'
SIDE:	--'
REAR:	--'
BUILDING SUMMARY	
BUILDING AREA:	57,800 S.F.
BUILDING COVERAGE:	20%
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACE/UNIT
	(MIN) 1 SPACE(294 UNITS) = 294 SPACES
PARKING PROV.:	485 SPACES
COMPACT SPACES PROV.:	169 SPACES (35%)
STANDARD STALL DIMENSIONS:	8.5' x 19'
COMPACT STALL DIMENSIONS:	8' x 16'
MIN. DRIVE WIDTH:	26' (PERIMETER); 24' (INTERIOR)
MIN. HANDICAP PARKING:	9 SPACES
HANDICAP PARKING PROV.:	9 SPACES

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY WATTS & BROWNING, DATED 12/03/19. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13067C0037G, DATED 12/16/2008.

5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

8) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION.

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FAX - 770.424.7593
www.gaskinslecraw.com
PEF008127

REVISIONS:

REV. #	DATE	DRAWN BY:	CHECKED BY:
1	-	-	-

CLIENT
CAMPUS REALTY ADVISORS
3101 TOWERCREEK PARKWAY SE, SUITE 600, ATLANTA, GA 30339

PROJECT
100 & 300 CHASTAIN CENTER BLVD
LOCATED IN L.L. 363 & 430
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SEAL:

GEORGIA PROFESSIONAL ENGINEER AARON C. COOK

5/28/2026

GASWCC LVL II CERT # 93666

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

NORTH ARROW
0' 20' 40' 80'
SCALE: 1" = 40'

DESIGN INFO:

DRAWN BY:	ACC
DESIGNED BY:	ACC
REVIEWED BY:	SDP
JOB #:	65920005
DATE:	04/27/26

ZONING PLAN

ZP-1

Drawing name: C:\Users\ccook\Gaskins+LeCraw Dropbox\Shared Folders\Engineering\65920005 - 100 & 300 Chastain Center Blvd - CRA\CADD\EXHIBITS\2026.04.23 - CP 4 - 100 & 300 Chastain Center Blvd - Cobb_Ga.dwg SITE PLAN May 28, 2026, 9:54am by: ccook

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

Roadway	Location	Average daily trips (vpd)	Level of service
Chastain Center Boulevard	NA	NA	NA

vpd = vehicles per day, NA = not available

Traffic counting data not available for Chastain Center Boulevard.

ITE Land Use	Description	Expected Size (Bedrooms)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	**Total (vph)**	In (vph)	Out (vph)	**Total (vph)**	
226	Off-Campus Student Apartment (Mid-Rise) Over 1/2 mile from Campus 226 (4-10 floors)	588	25	30	**55**	75	85	**160**	**1,680**

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 modified by data available for ITE Land Use 225 Off-Campus Student Apartment (Low-Rise) located more than ½ mile from campus.

Comments and observations

Chastain Center Boulevard is classified as a local road and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Based on site plan received April 27, 2026, this development does require a traffic study submittal. A traffic Submittal 1 (dated April 7, 2026) was received for this development and approved. A traffic Submittal 2 study (dated May 26, 2026) was then received by Cobb DOT and approved on June 23, 2026. The traffic study requirement can be considered **satisfied** for this application.

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. A traffic Submittal 1 (dated April 7, 2026) was received for this development and comments were provided on April 24, 2026. A revised Submittal 1

was received on May 1, 2026, and the full Submittal 2 was received on May 26. 2026. The traffic study requirement can be considered **satisfied** for this application.

2. Recommend replacing disturbed curb, gutter, and sidewalk along the Chastain Center Boulevard. 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.

3. Cobb County DOT Airport Manager will require additional information from the developer. This requirement is triggered by for 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.

4. Recommend any gate and all parts of be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.

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