



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-51
Public Hearing Dates:
PC: 08-07-18
BOC: 08-21-18

SITE BACKGROUND

Applicant: The Silver Manor, LLC

Phone: (678) 426-8118

Email: thesilvermanor@gmail.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Silver Comet Enterprises, LLC

Property Location: Northeast side of Floyd Road,
southeast of Floyd Drive

Address: 4391 Floyd Road

Access to Property: Floyd Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail
Commercial)

Current use of property: Vacant retail building

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Assembly Hall for Special Events with
Ancillary Offices

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 0.465 ac

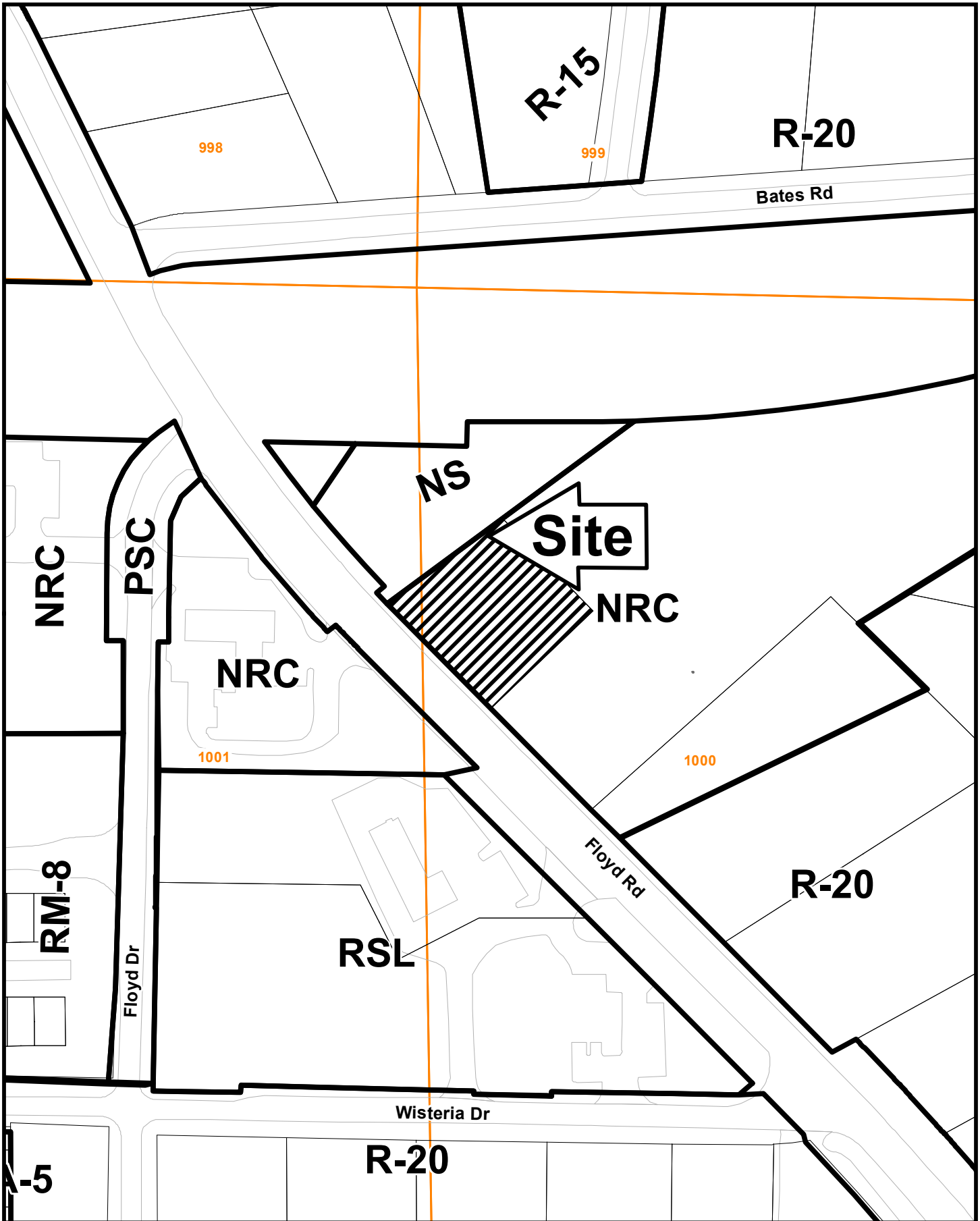
District: 19

Land Lot: 1000 and 1001

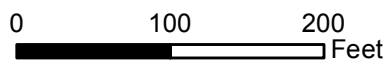
Parcel #: 19100000020



Taxes Paid: Yes

Z-51 2018-GIS



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



-  Zoning Boundary
-  City Boundary

Z-51
(2018)

ZONING SITE PLAN FOR MARISSA SIMMS ARNOLD WOODS

LOCATED IN LAND LOTS 1000 AND 1001, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

4391 FLOYD ROAD
AREA = 0.465 ACRES
(20,236 SQ. FT.)

ZONING NOTES
CURRENT ZONING: NRC
PROPOSED ZONING: CRC
BUILDING SETBACKS (CRC):
FRONT - 50'
SIDE - 10'
REAR - 30'
PARKING SPACES PROVIDED: 41 EACH
CURRENT IMPERVIOUS AREA: 17,590 SQ. FT. (87%)
PROPOSED TOTAL IMPERVIOUS AREA: 19,975 SQ. FT. (99%)
SURVEYOR DETECTED NO CEMETERY OR WETLANDS ON THIS PROPERTY.

N/F
SILVER COMET
ENTERPRISES, LLC
D.B. 15289, PG. 3003
(ZONED NRC)

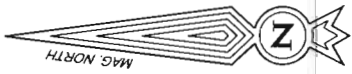
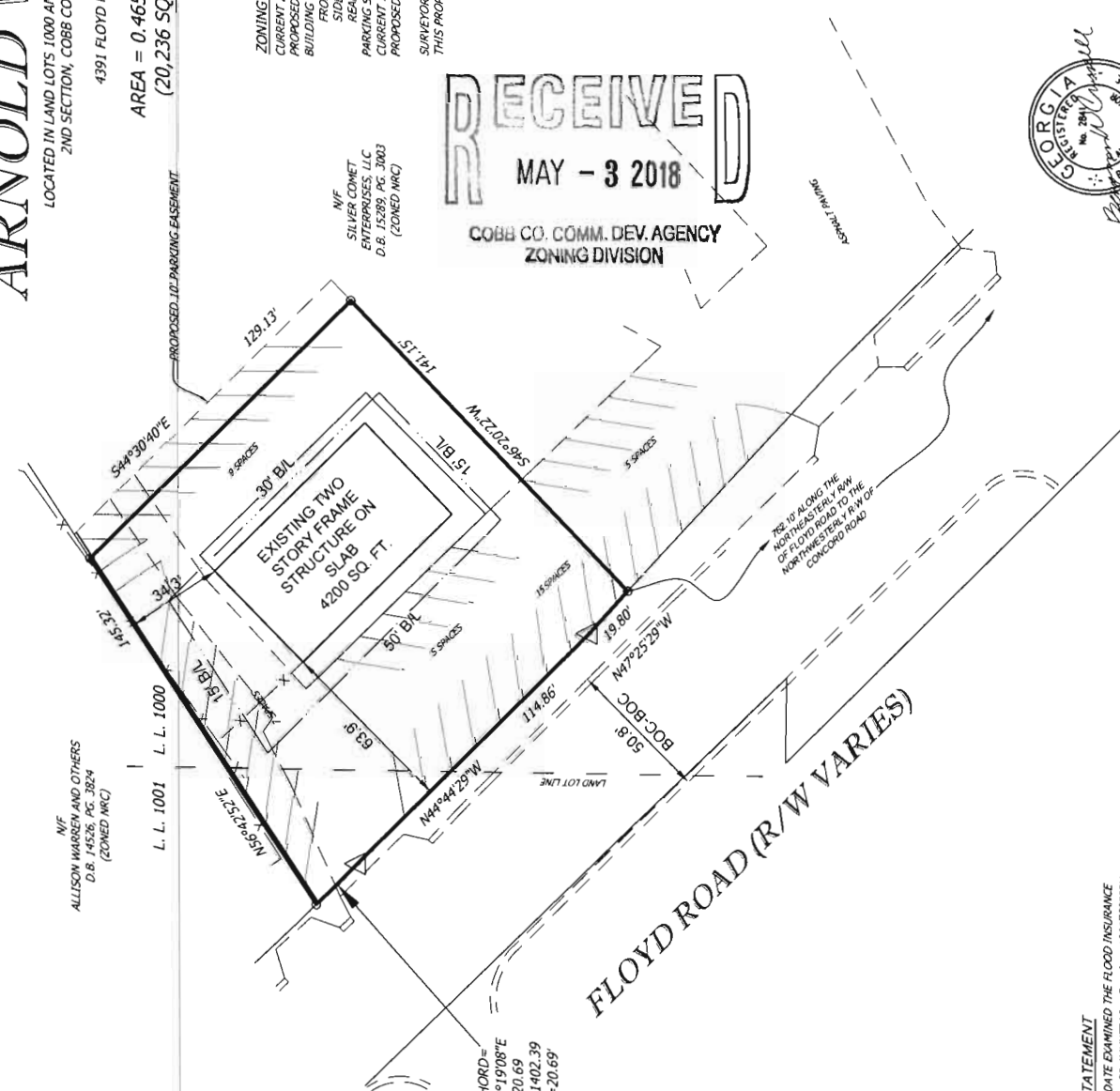
RECEIVED
MAY - 3 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



PROJ. NO.: C0887 FILE: C0887-4-26-18.DWG
FIELD SURVEY DATE: 08/21/2017
PLOT DATE: 04/26/18 SCALE: 1" = 30'

DATE	DESCRIPTION
4/30/18	ADD ADDITIONAL INFORMATION



- LEGEND**
- CORNER MONUMENT WITH 1/2" STEEL
 - CONCRETE CORNER WITH 1/2" STEEL
 - REINFORCING ROD
 - CORNER FOUND
 - UNMONUMENTED CORNER
 - CONCRETE TO BE SET WHEN CONSTRUCTION PERMITS
 - X - X - FENCE LINE
 - RR - STEEL REINFORCING ROD
 - OT - OPEN TOP WATER PIPE
 - CP - COVERED TOP WATER PIPE
 - CT - CENTERLINE
 - PL - PLUMBING
 - RV - LAND OF VALUE
 - WM - WATER MAINS
 - OW - OVERHEAD WATER LINES
 - GM - GAS MAINS
 - NS - NATURE SERVICE OR FORMERLY OWNED BY
 - NSAB - NAIL SET AT BASE
 - NS - NAIL FOUND AT BASE
 - SB - SPLIT BLOCK
 - SW - WATER SERVICE
 - RT - RIGHT OF WAY MONUMENT

FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1306702024H EFFECTIVE DATE: MARCH 4, 2013. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONE: X
X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. z-51

PC: August 1, 2018
BOC: August 21, 2018

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): Assembly Hall for Special Events with Ancillary Offices
- b) Proposed building architecture: Single Story with Pitched Roof (As-built with modifications and retrofitting)
- c) Proposed hours/days of operation: _____
- d) List all requested variances: None known at this time but this paragraph may be amended if Variances are required later.

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

Under the Future Land Use Map ("FLUM"), the subject property is within a Neighborhood Activity Center ("NAC"); is adjacent and/or contiguous to other commercially zoned and utilized properties; and, is otherwise in an area on the FLUM which contemplates this proposed use.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

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