



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-48
Public Hearing Dates:
PC: 9- 1-20
BOC: 9-15-20

SITE BACKGROUND

Applicant: Bennett Real Estate Holdings, LLC

Phone: 770-337-9795

Email:

Representative Contact: Chris Samuda

Phone: 404-441-8067

Email: chris@csdesigngroupllc.com

Titleholder: Bennett Real Estate Holdings, LLC

Property location and address: Located on the south side of Veterans Memorial Highway, east of Kitchens Road (10 Veterans Memorial Highway).

Access to Property: Veterans Memorial Highway (via 20 Veterans Memorial Highway entrance)

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family residential), NRC (Neighborhood retail commercial)

Current use of property: Single-family residence (vacant)

Proposed zoning: NRC (Neighborhood retail commercial)

Proposed use: Child day care center

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 2

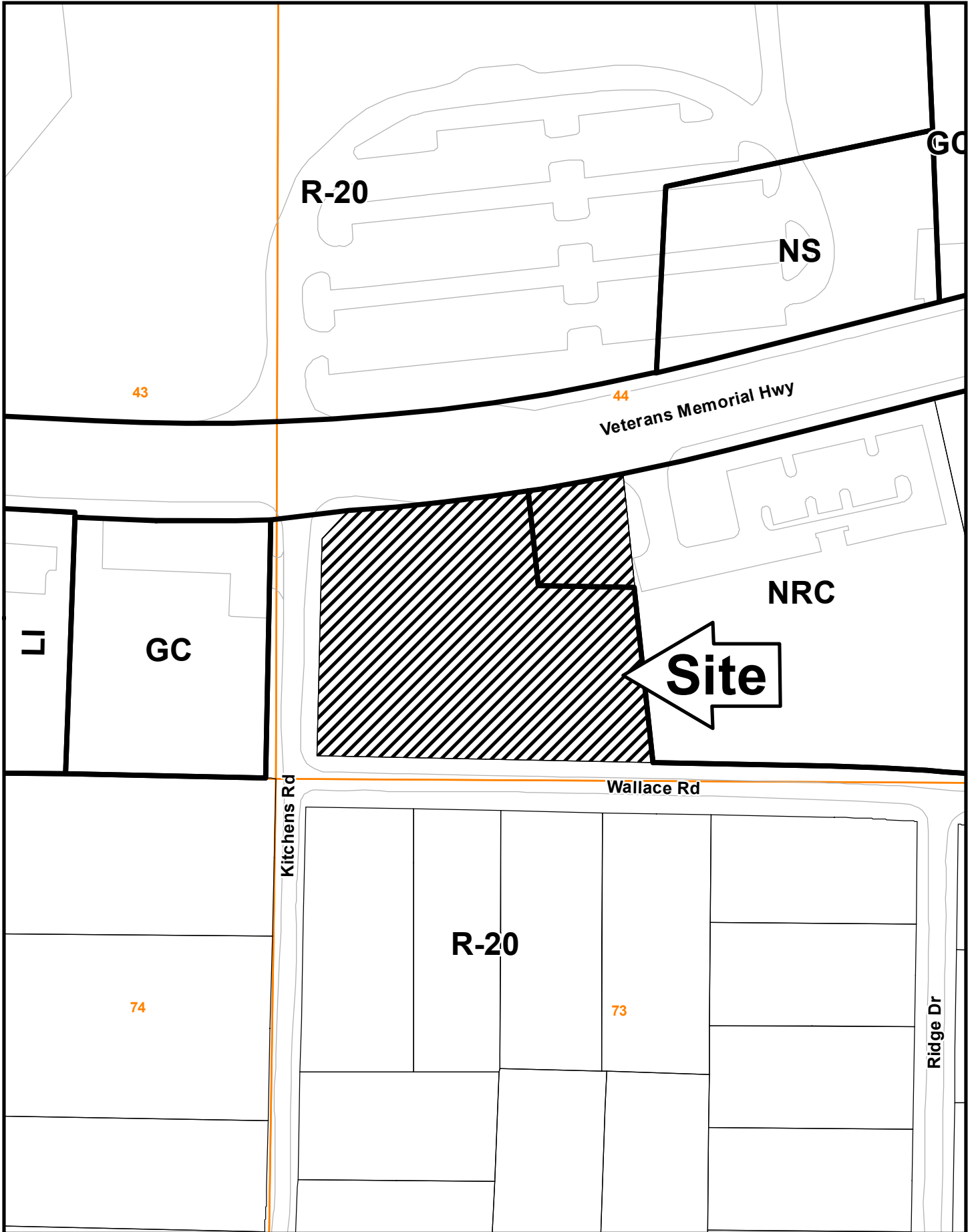
District: 18

Land Lot: 44

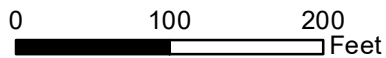
Parcel #: 18004400040



Taxes Paid: Yes

Z-48 GIS



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



-  Zoning Boundary
-  City Boundary

INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBANCE ACTIVITY OF ANY NATURE.

This 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. 15-6-57.

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

TRAVERSE CLOSURE - 1:27.829
 TOTAL ANGULAR ERROR - 11 SECONDS
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAT CLOSURE - 1:306.894
 ALL MATTERS OF TITLE EXCEPTED.

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 1306700216H DATED MARCH 4, 2013

RECORDED
 JUL 22 2020

REFERENCE PLAT:
 PB. 250, PG. 20

PRESENT ZONING:
 R-20 & MRC

SETBACKS AS SHOWN
 PER REFERENCE PLAT.

AREA:
 101,971 SQ. FT.
 2.341 ACRES

CURRENT OWNER:
 JUDITH ANN KITCHENS HOWARD

REFERENCE DEED:
 DB. 15090, PG. 3568

PROPERTY ADDRESS:
 10 VETERANS MEMORIAL HIGHWAY
 MABLETON, GEORGIA 30126

RETRACEMENT SURVEY FOR:

**BENNETT REAL ESTATES
 HOLDINGS BY SANDI DOUGET**

BEING TRACT 1, OF THE LOT SPLIT SURVEY
 PREPARED FOR KIDS "B" KIDS
 LOCATED IN LAND LOT 44
 IN THE 18TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA
 SCALE: 1" = 60' DATE: MAY 19, 2017



LINE	DISTANCE	DIRECTION
L1	27.76'	N51°36'39"E
L2	62.25'	S85°09'09"E
L3	41.99'	N83°42'05"E
L4	73.88'	N81°48'49"E
L5	51.70'	N80°03'08"E
L6	73.73'	N78°36'31"E

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1954.86'	22.64'	22.64'	N86°15'7"E

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COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SINGLE RING
 CATCH BASIN
 MANHOLE

VETERANS MEMORIAL HIGHWAY - R/W VARIES
 (A.K.A. BANKHEAD HIGHWAY - GA HWY. 78)

WATER VALVE (4)
 FIRE HYDRANT & WATER METER
 GUYWIRE (TYP.)
 1 STORY WOOD FRAME RESIDENCE
 SHED

ACCESS EASEMENT
 (DB. 14287, PG. 6250)
 OUTLET CONTROL STRUCTURE
 PEDISTAL INLET
 WOOD FENCE

Now or Formerly
 BENNETT REAL ESTATE HOLDINGS, LLC
 DB. 14267, PG. 6243
 PB. 250, PG. 20

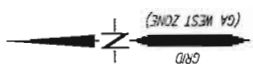
IPS
 #18000

OVER HEAD POWER (TYP.)
 POWER POLE (TYP.)

ASPHALT
 PAVEMENT

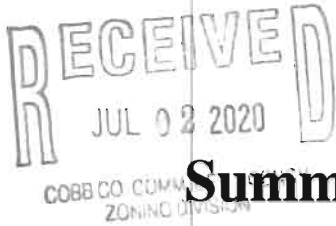
WALLACE ROAD
 (NO RECORDED
 RIGHT-OF-WAY)

APPROX LAND LOT LINE



Centerline
 Surveying and Land Planning
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA
 PHONE: (770) 424-0028 FAX: (770) 424-4244

Z-48-2020
 Site Plan



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): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): childcare
- b) Proposed building architecture: use existing structure
- c) Proposed hours/days of operation: 7am 6pm Mon-Fri
- d) List all requested variances: _____

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

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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
