



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-52
Public Hearing Dates:
PC: 9- 1-20
BOC: 9-15-20

SITE BACKGROUND

Applicant: Carl Edward Dills

Phone: 706-455-5987

Email:

Representative Contact: David Stuart, Gaskins

Phone: 770-424-7168

Email: dstuart@gscsurvey.com

Titleholder: Aubrey James McMillan, Jr.

Property location and address: Located on the south side of Six Flags Parkway, west of Queensferry Drive (436 Six Flags Parkway).

Access to Property: Six Flags Parkway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family residential)

Current use of property: Single-family residence

Proposed zoning: LI (Light Industrial)

Proposed use: Sign Shop

Future Land Use Designation: PIA (Priority Industrial Area), ic (industrial compatible)

Site Acreage: 0.97

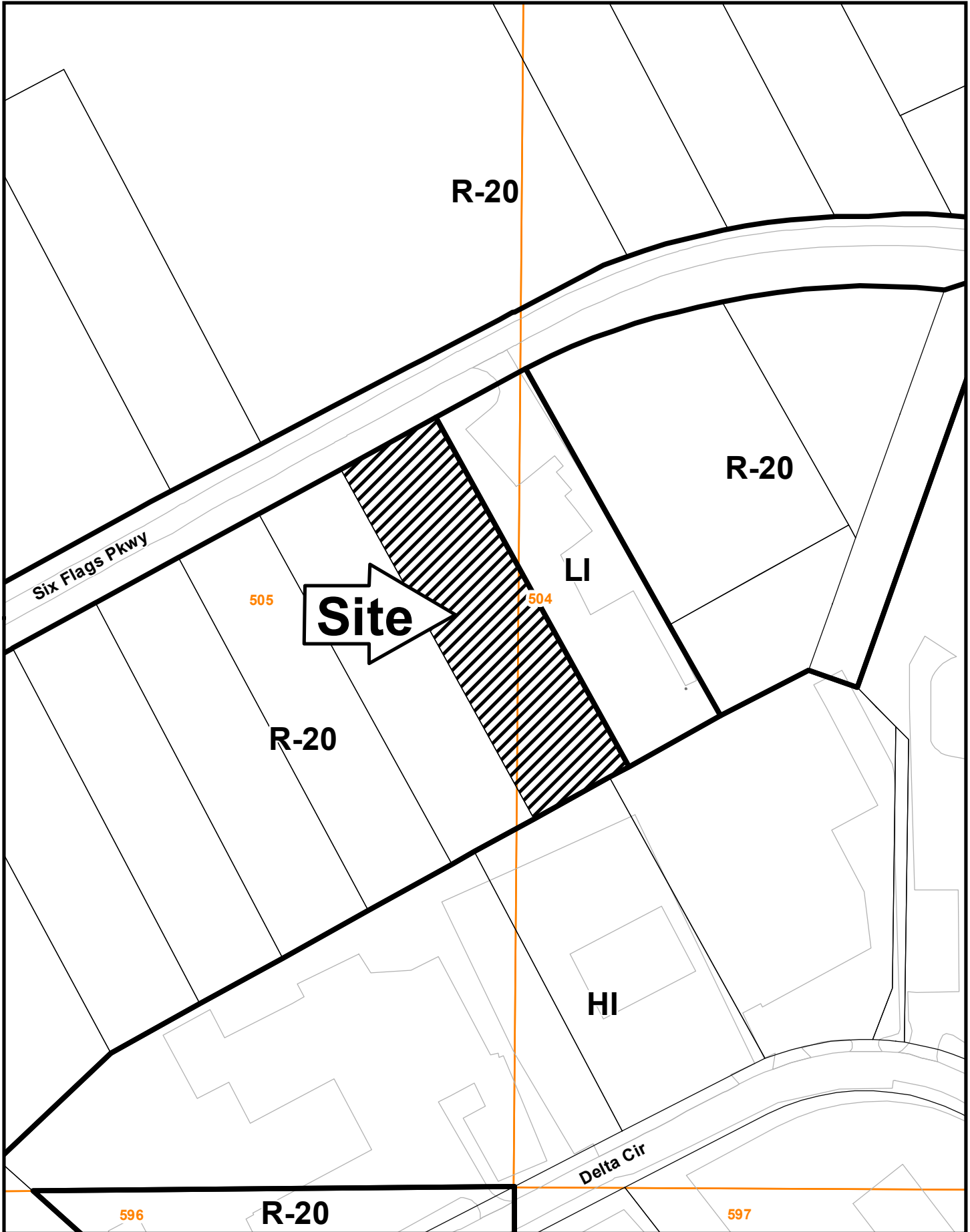
District: 18

Land Lot: 504, 505

Parcel #: 18050500230



Taxes Paid: Yes

Z-52 GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

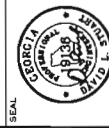


SIGNAL SIGNS

436 SIX FLAGS PARKWAY
CITY OF MABLETON, COBB COUNTY, GEORGIA
LAND LOTS 504 & 505, 16TH DISTRICT, 2ND SECTION
CURRENTLY ZONED R-20

REV.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE
REZONING PLAN



PROJECT	19110
DRAWN BY	10/20
CHECKED BY	10/20
DATE	10/20
SCALE	1" = 200'

Z-52-2020 Site Plan

NOT ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 2000'

ZONING INDEX

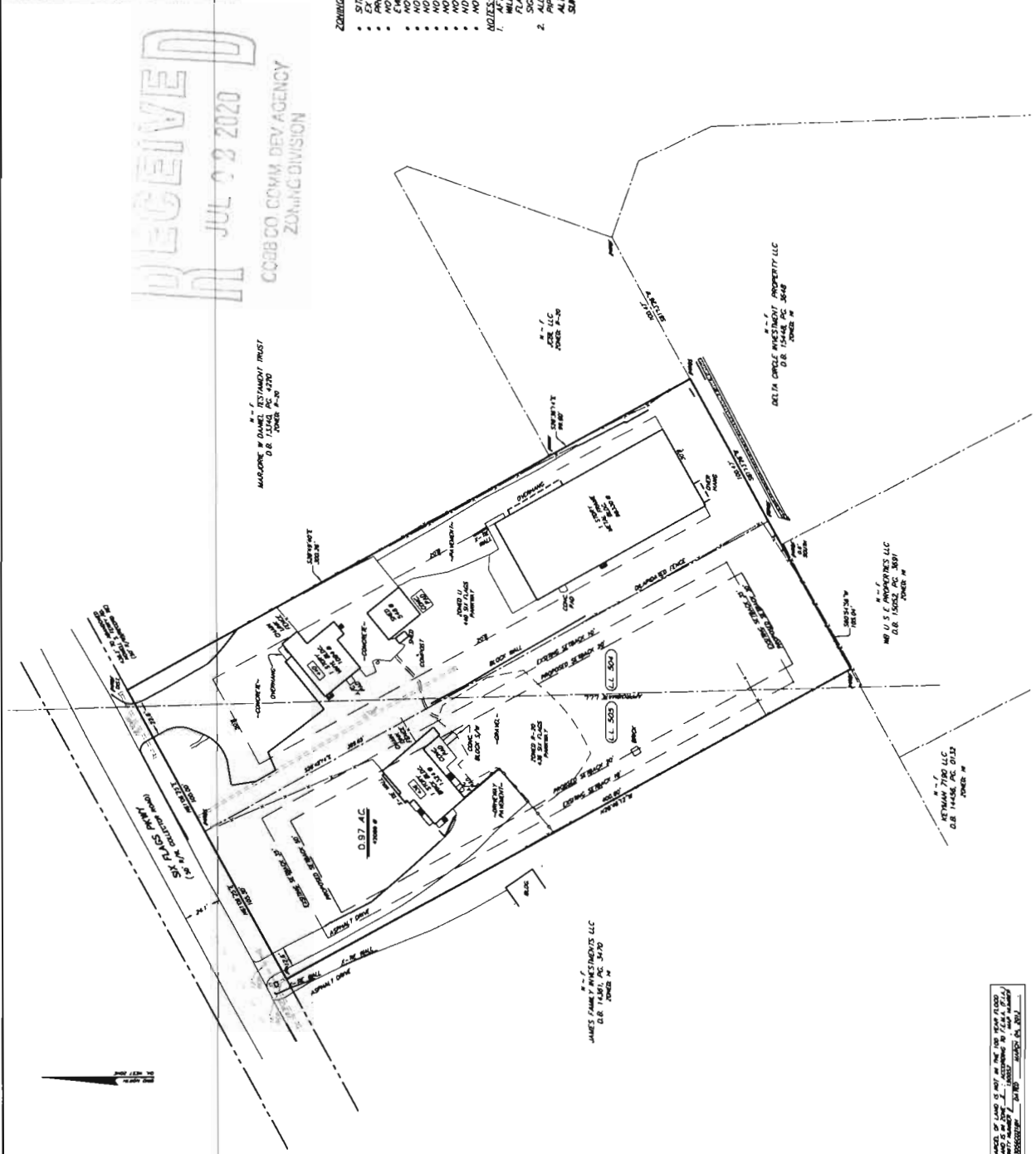
- SITE AREA: 0.97 ACRES
 - EX. ZONING: R-20
 - NO ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ARE EMBODIED ON THIS SITE
 - NO HISTORIC STRUCTURES OR MONUMENTS ARE EMBODIED ON THIS SITE
 - NO LAKES OR STREAMS ARE EMBODIED ON THIS SITE
 - NO UTILITY EASEMENTS ARE EMBODIED ON THIS SITE
 - NO PUBLIC EASEMENTS ARE EMBODIED ON THIS SITE
 - NO AIRPORTS ARE EMBODIED ON THIS SITE
 - NO BATTERY AREAS ARE EMBODIED ON THIS SITE
 - NO CEMETERIES ARE EMBODIED ON THIS SITE
 - NO DETENTION/RETENTION AREA ON THIS SITE
- INDEX:
- EXISTING BUILDING IS COVERED BY A LOT CONVEYANCE PLAT WHICH IS SUBMITTED TO COMING 440 AND 448 SIX FLAGS PARKWAY INTO ONE PROPERTY OWNED BY SIGNAL SIGNS/CAR EDWARDS DILLS
 - ALL LOT BOUNDARIES, DISTANCES, EASEMENTS, BUFFERS, AND ALL OTHER NECESSARY INFORMATION IS SET FORTH IN ALTA'S SURVEY AND TITLE SURVEY PERFORMED BY GASKINS SURVEYING, DATED 01/22/20.

OWNER/DEVELOPER:
SIGNAL SIGNS/ CAR EDWARDS DILLS
1000 WOODBURN DRIVE
MABLETON GA 30126
(770) 941-9900

24 HR. PHONE & EMERGENCY CONTACT:
CARL EDWARDS DILLS
770-941-9900



RECEIVED
JUL 02 2020
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD HAZARD ZONING MAP AND IS NOT A FLOOD HAZARD ZONING MAP. THE 100 YEAR FLOOD HAZARD ZONING MAP IS AVAILABLE AT: www.cobbcountyga.gov



COMMISSION ON ZONING AGENCY
ZONING DIVISION

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 (EXISTING BUILDINGS ONLY)
- b) Proposed building architecture: N/A (EXISTING BUILDINGS ONLY)
- c) List all requested variances: REZONING OF 436 SIX FLAGS PKWY
FROM R-20 TO LI

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

- a) Proposed use(s): N/A (EXISTING BUILDINGS ONLY)
- b) Proposed building architecture: N/A (EXISTING BUILDINGS ONLY)
- c) Proposed hours/days of operation: N/A (EXISTING BUILDINGS ONLY)
- d) List all requested variances: REZONING OF 436 SIX FLAGS PKWY
FROM R-20 TO LI

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

BUILDING ON PROPERTY IS NON-COMPLIANT WITH ZONING APPLICATION
UNTIL LOT COMBINATION PLAT IS SUBMITTED TO COMBINE 436 AND 440
SIX FLAGS PKWY. SEE NOTE ON DRAWING.

-
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.



Applicant's Written Analysis of Proposed Rezoning
Cobb County Rezoning Application Requirement 9
Signal Signs Rezoning Application 07/02/2020

This document is written to comply with Cobb County Rezoning Application condition 9, whereby every rezoning application involving a request for non-residential zoning shall include a complete written, documented analysis of the impact of the proposed zoning with respect to the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
Response: the subject property is currently zoned R-20. The parcel on the east side of the subject property is zoned LI. The parcel on the west side of the subject property is zoned HI. The parcels adjoining the subject property along the southern border are all zoned HI. Given this, the zoning proposal will permit a use that is suitable in view of the current adjacent properties.
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
Response: the applicant seeks to rezone the parcel from R-20 to LI. The applicant seeks to purchase the subject property following the rezoning and will use the property to expand their existing sign shop business. The applicant currently owns and operates a sign shop business on the parcel immediately adjoining the subject property. Following the successful rezoning from R-20 to LI, the applicant will apply to Cobb County to combine the two parcels and expand the sign shop business. The first step in this process is to successfully rezone this parcel.
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Response: The current property is zoned R-20 and is surrounded by LI and HI zoning. The reasonable economic use of this property is therefore more likely to be with an LI or HI zoning. Given that the applicant has a thriving sign shop business, rezoning to LI will provide an opportunity to for continued growth of the business.
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
Response: The rezoning will not create an excessive or burdensome use of existing streets, transportation facilities, utilities or schools, as the sign shop is a relatively low impact type of light industrial use.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
Response: this proposal is in general conformance with the County's current land use plan. This area is a mix of R-20, LI and HI zoning.
- (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
Response: This property lies within the glide path of the Fulton County Airport (Brown Field). This limits the height of building and usage within the glide path. The sign shop will not conflict with the FAA requirements.

