



**Community Development –
Zoning Division**

John Pederson – Division Manager

**Case No.
Z-23-2021**

Cobb County...Expect the Best!

ZONING CASE #

Z-23-2021

SITE BACKGROUND

Applicant	Fifty-Nine Twelve Mableton Parkway, LLC
Phone	404-252-0350
Email	larry@leasingsolutions.org
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	Fifty-Nine Twelve Mableton Parkway, LLC and Igbo Union Atlanta USA, Inc.
Property Location	Located on the west side of Mableton Parkway, the north side of Old Powder Springs Road, and south of Old Alabama Road
Address	5912 Mableton Parkway, 648 Old Powder Springs Road, unaddressed parcel
Access to Property	Mableton Parkway, Old Powder Springs Road

QUICK FACTS

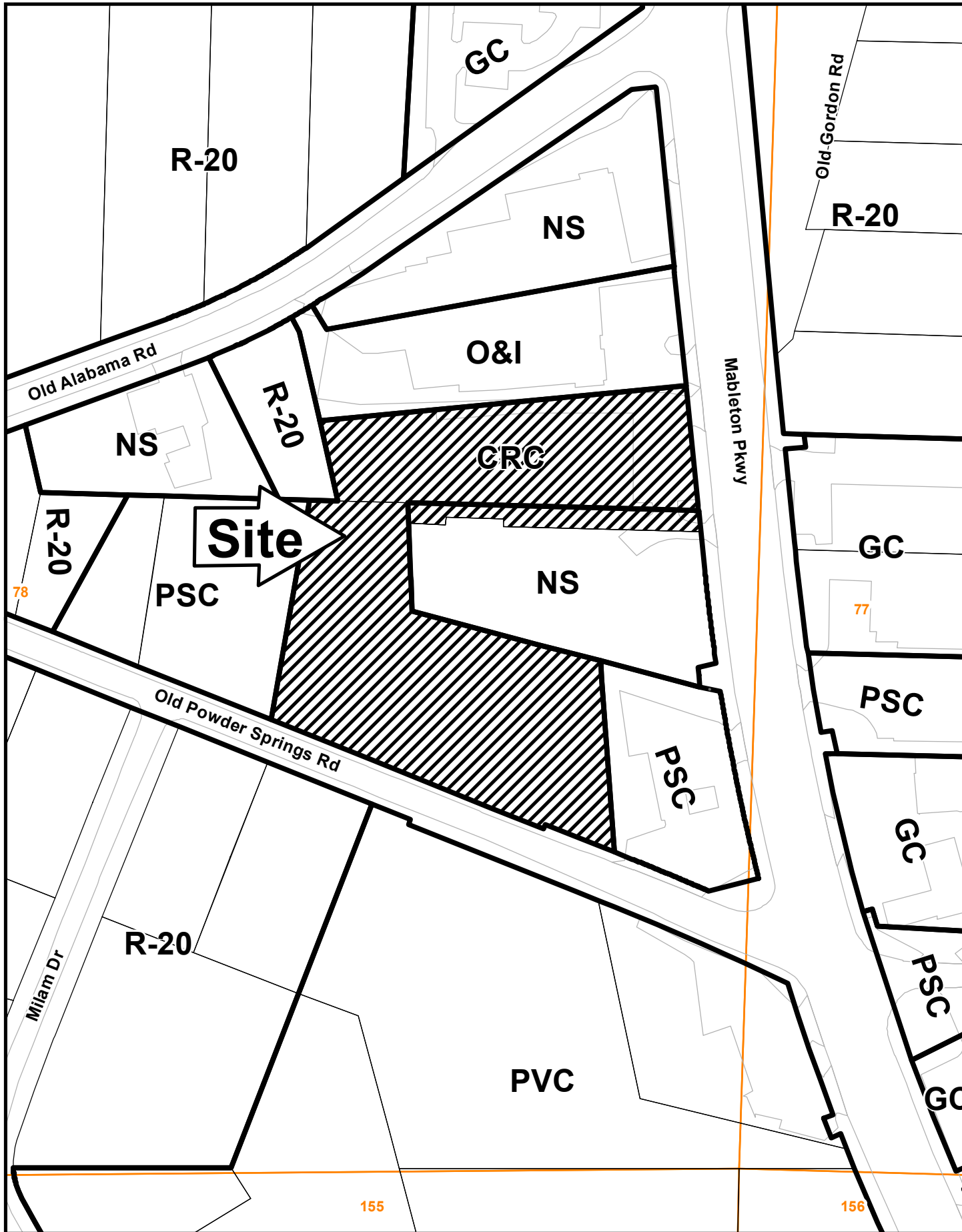
Commission District	4-Sheffield
Current Zoning	NS, CRC
Current Use of Property	Commercial (vacant), Undeveloped, vacant lot
Proposed Zoning	CRC
Proposed Use	Commercial retail
Future Land Use Designation	NAC
Site Acreage	2.331
District	18
Land Lot	78
Parcel #	18007800420, 18007800430, 18007800610
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

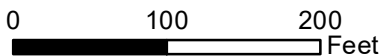
ATTACHMENTS



1. Z-23-2021_GIS
2. Z-23-2021_Site Plan 030421
3. Z-23-2021_Summary of Intent 030421
4. Z-23-2021_Impact Statement 030421

Z-23 2021-GIS



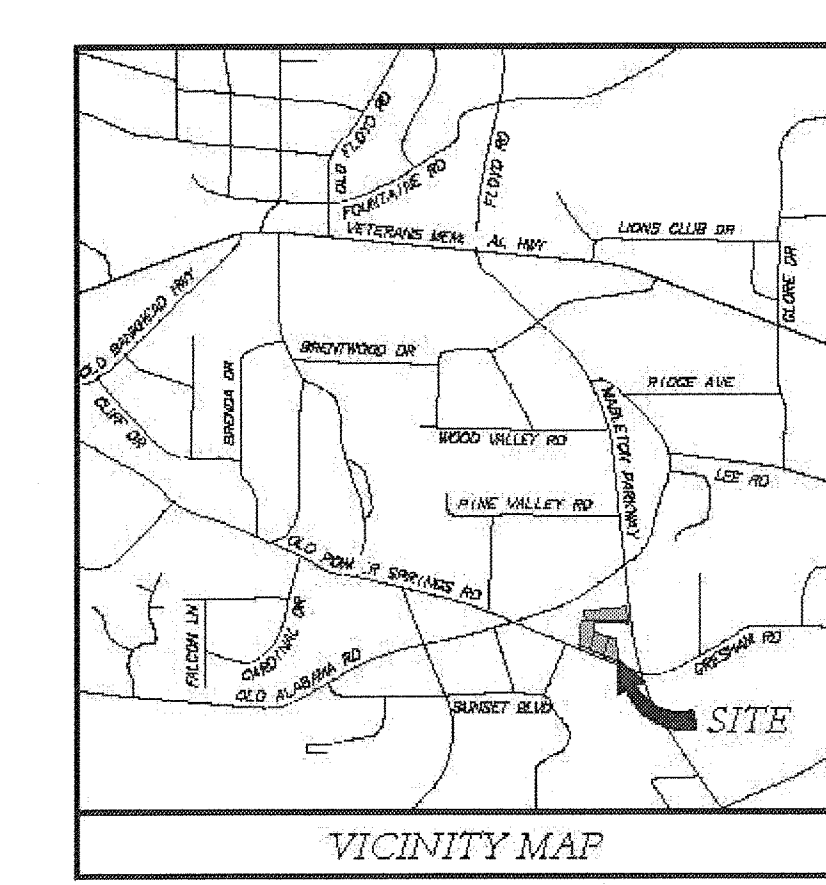
This map is provided for display and planning purposes only. It is not meant to be a legal description.



 Zoning Boundary
 City Boundary

RESERVED FOR COURT CLERK

MAR 4 - 2021
 COBB COUNTY, GA
 ZONING
 2-23-2021



GENERAL NOTES

A LEICA ROBOTIC TOTAL STATION TS16 P1000 P3 WITH A GELI TOUGHBOOK DATA COLLECTOR WITH CAPSULE SURVY PC SOFTWARE WERE USED TO OBTAIN THE ANGULAR AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED A CLOSED TRAVERSE WITH A HORIZONTAL CLOSURE CALCULATED TO BE >1:20,000 WITH AN ANGULAR ERROR OF 4 SECONDS TO THE SQUARE ROOT OF N. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATION WITH A LEICA GS14 GPS RECEIVER ON THE "SMART NET" HARN NETWORK WITH REDUCTION TO GEORGIA STATE PLANE COORDINATES (WESTERN ZONE).

THIS FOLLOWING SETBACKS APPLY TO PROPERTIES ZONED CRC (COMMUNITY RETAIL COMMERCIAL) PER COBB COUNTY ZONING ORDINANCES.

MINIMUM LOT WIDTH	75 FEET
FRONT SETBACK	40 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET

VERIFY THIS SETBACK INFORMATION WITH THE APPROPRIATE ZONING AUTHORITIES FOR SAID MUNICIPALITY.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 130600212H AND THE DATE OF SAID MAP IS MARCH 4, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAT ARE BASED ON VISIBLE ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES MAY EXIST IN THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

A TITLE INSPECTION WAS NOT PERFORMED AS PART OF THIS SURVEY. EASEMENTS OR OTHER MATTERS OF TITLE MAY EXIST IN THE PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

SURVEY REFERENCES

1. REFERENCE WARRANTY DEED FOR FIFTY NINE TWELVE MABLETON PARKWAY, LLC, RECORDED IN DEED BOOK 13446, PAGE 3235.
2. REFERENCE WARRANTY DEED FOR FIFTY NINE TWELVE MABLETON PARKWAY, LLC, RECORDED IN DEED BOOK 14595, PAGE 2687.
3. REFERENCE A SUBDIVISION PLAT FOR LEWIS LEE PREPARED BY SANDERS ENGINEERING COMPANY, DATED 5-31-80, RECORDED IN PLAT BOOK 21, PAGE 58.

LEGEND

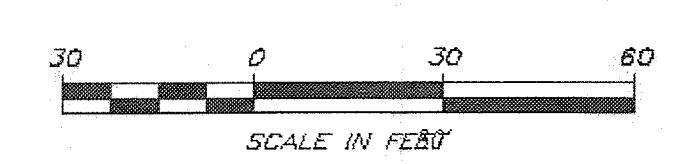
POB POINT OF BEGINNING	WATER VALVE
POC POINT OF COMMENCEMENT	WATCH METER
POB POINT OF BEGINNING	GAS METER
POB POINT OF BEGINNING	POWER METER
POB POINT OF BEGINNING	ELECTRICAL BOX
POB POINT OF BEGINNING	POWER POLE
POB POINT OF BEGINNING	OVERHEAD ELECTRICAL
POB POINT OF BEGINNING	GUY WIRE
POB POINT OF BEGINNING	ROOF DRAIN
POB POINT OF BEGINNING	SEWER INLET
POB POINT OF BEGINNING	JUNCTION BOX
POB POINT OF BEGINNING	SINGLE WING CATCH BASIN
POB POINT OF BEGINNING	DOUBLE WING CATCH BASIN
POB POINT OF BEGINNING	SAFETY GRID SECTION
POB POINT OF BEGINNING	UNDERGROUND GAS LINE
POB POINT OF BEGINNING	UNDERGROUND WATER LINE
POB POINT OF BEGINNING	UNDERGROUND ELECTRIC LINE
POB POINT OF BEGINNING	UNDERGROUND TELECOM
POB POINT OF BEGINNING	SWIFTWAY SEWER LINE
POB POINT OF BEGINNING	SWIFTWAY SEWER MANHOLE
POB POINT OF BEGINNING	CLEAN OUT
POB POINT OF BEGINNING	GREASE TRAP
POB POINT OF BEGINNING	POLE
POB POINT OF BEGINNING	BOLLARD
POB POINT OF BEGINNING	SPOT ELEVATION

IMPERVIOUS AREAS

INDIVIDUAL TRACTS	
FIFTY NINE TWELVE TRACT	26,521 Sq. Ft. (74.0%)
0.123 ACRE TRACT	2,340 Sq. Ft. (43.7%)
LOT 4 LEWIS LEE SUBD.	1,940 Sq. Ft. (6.0%)
LOT 3 LEWIS LEE SUBD.	855 Sq. Ft. (3.3%)
COMBINED TRACTS	
COMBINED TRACTS	30,908 Sq. Ft. (31.1%)

CURRENT ZONING: CRC WITH STIPULATIONS
 PROPOSED ZONING: CRC

THE PURPOSE OF THIS REZONING IS TO REMOVE SPECIAL STIPULATIONS PARTICULAR TO THE PREVIOUS LAND USE



SURVEYOR'S 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 ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR PARCELS ARE STATED HERE ON RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-1-1.

JOSEPH T. BAKER, LS # 2874 DATE: 2-22-21

SURVEYS PLUS, INC.
 3565 SOUTH COBB DR., S.E.
 SMYRNA, GEORGIA 30080
 PHONE: (770) 444-9736
 www.surveysplusinc.com



Sheet 1 of 1

REVISIONS

DATE	REVISIONS

RE-ZONING PLAT FOR

JOB NUMBER	DRAWN BY	CHECKED BY	DATE	FIELD DATE	SCALE
43348	JBD	JTB	2-22-21	1-26-21	1"=30'

FIFTY NINE TWELVE MABLETON PARKWAY, LLC
 AND IGBO UNION ATLANTA USA, INC.
 LOCATED IN LAND LOT 78 OF THE 18th DISTRICT
 2nd SECTION, COBB COUNTY, GEORGIA

PC: May 4, 2021

BOC: May 18, 2021

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:** _____

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

- a) **Proposed use(s):** Commercial Retail
- b) **Proposed building architecture:** The structure located at 5912 Mableton Parkway will be renovated and retrofitted in substantial conformity to the architectural rendering to be submitted. The building elevations (including colors and materials) for the future constructed buildings to be approved by the District Commissioner.
- c) **Proposed hours/days of operation:** Daily operation/hours will be from 8:00 a.m. - 10:00 p.m.
- d) **List all requested variances:** None known at present

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

As of January 19, 2021, the subject property is located in an area designated as Neighborhood Activity Center "(NAC)" on the County's FLUM. Prior to this year, the subject property was designated CAC. This quadrant location provides for destination-oriented shipping and service which will serve the entire community within this sub-area. This area is in need of redevelopment and revitalization and the Applicant's proposal will permit a use which is suitable in view of the use and development of adjacent and nearby properties and which is much less intensive than the previous uses which were approved by the Rezoning of the subject property on July 16, 2019 (No. Z-82 [2018]).

.....
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.