



**Community Development –  
Zoning Division**

John Pederson – Division Manager

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**Case No.  
Z-41-2021**

*Cobb County...Expect the Best!*

**ZONING CASE #**

Z-41-2021

**SITE BACKGROUND**

Applicant	Century Construction and Technologies Inc.
Phone	678-618-0517
Email	info@ccatinc.com
Representative Contact	Thomas Orok
Phone	678-618-0517
Email	tommyorok@yahoo.com
Titleholder	Century Construction & Technologies, Inc.
Property Location	Located on the south side of Veterans Memorial Highway, east of Pinecrest Road
Address	1759 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

**QUICK FACTS**

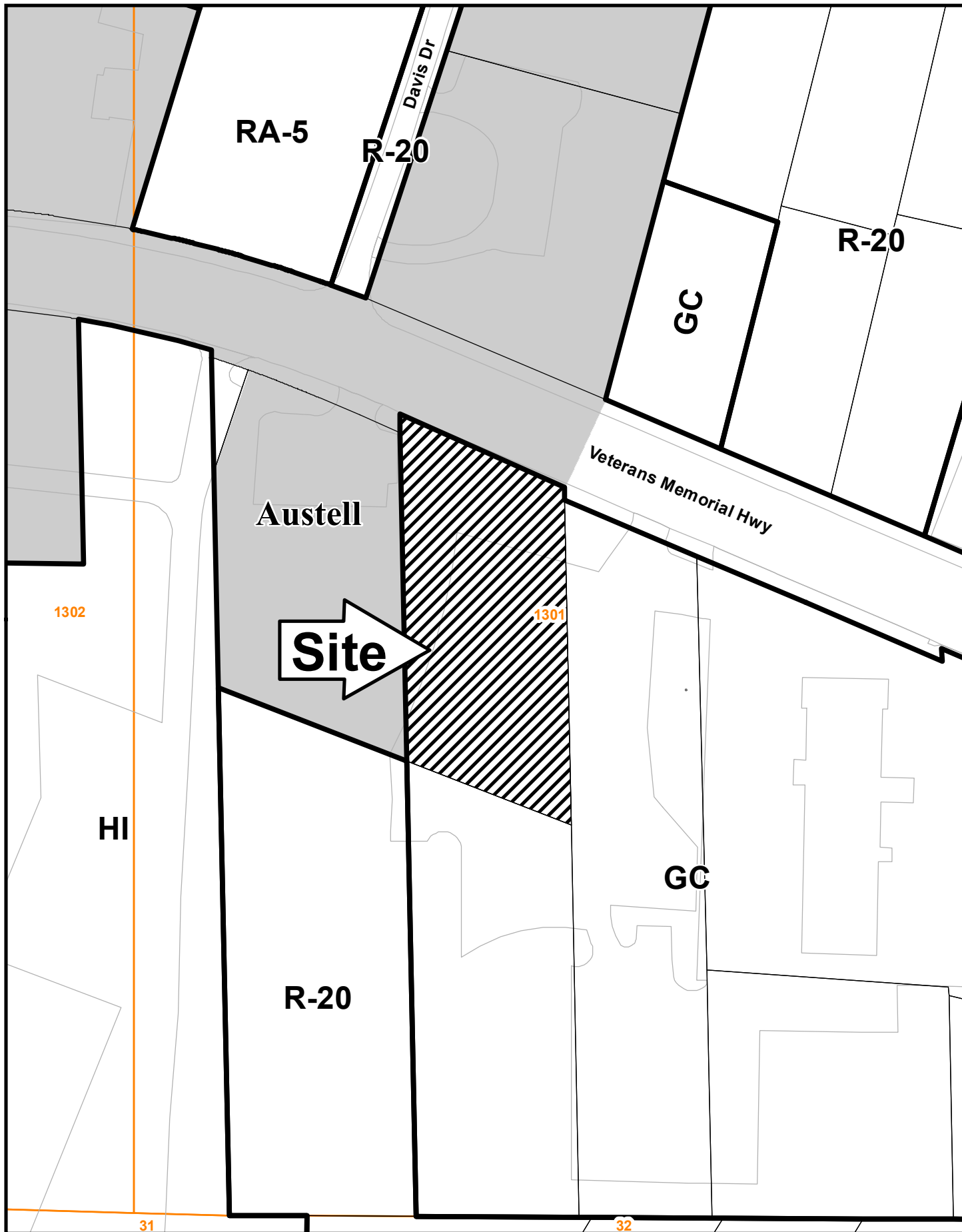
Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Undeveloped, vacant lot
Proposed Zoning	CRC
Proposed Use	Light Automotive Repair
Future Land Use Designation	NAC
Site Acreage	0.758
District	19
Land Lot	1301
Parcel #	19130100430
Taxes Paid	Yes

## **FINAL ZONING STAFF RECOMMENDATIONS**

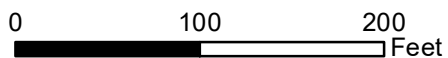
### **ATTACHMENTS**



1. Z-41
2. Z-41-2021\_Site Plan 050521
3. Z-41A
4. Z-41-2021\_Summary of Intent 050521
5. Z-41-2021\_Impact Statement 050521

# Z-41 2021-GIS



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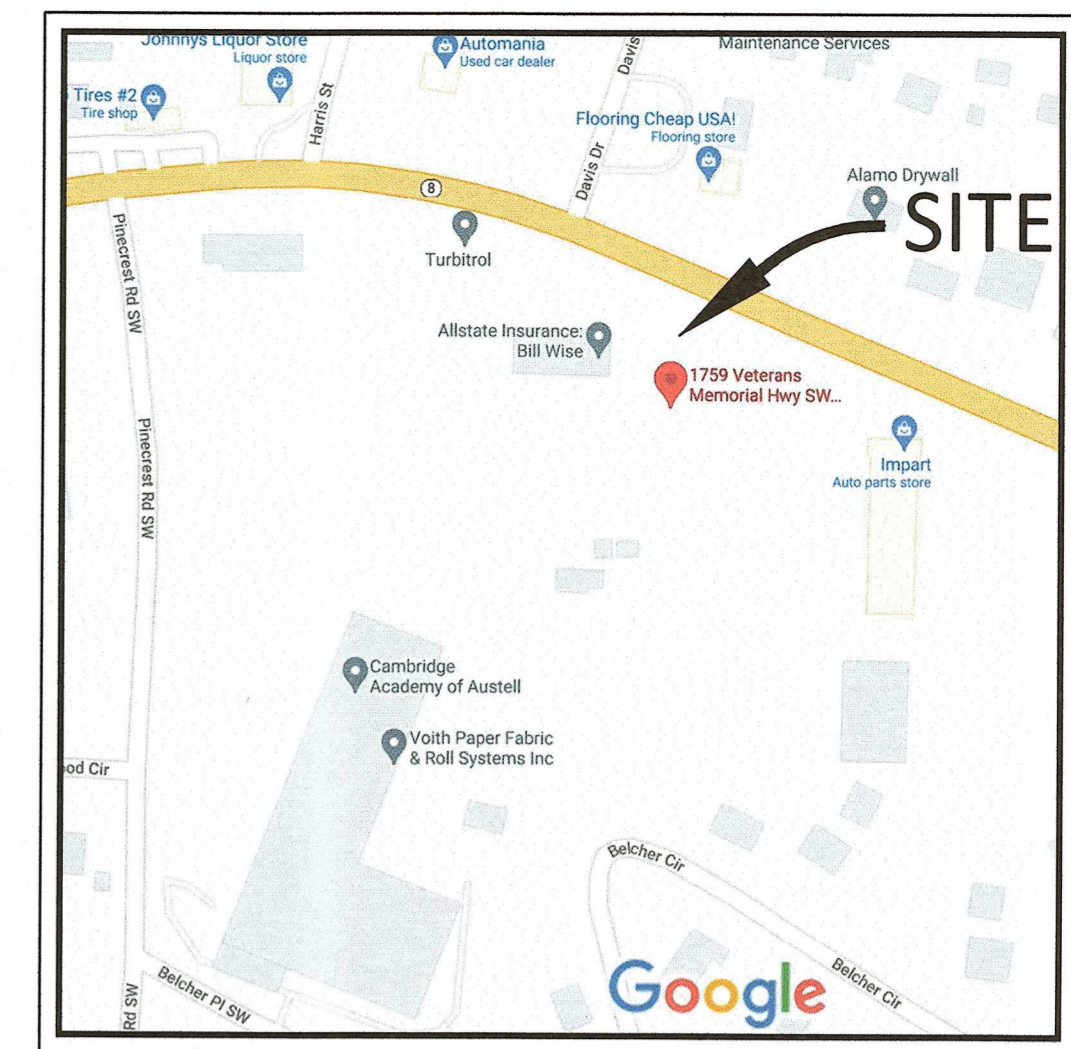
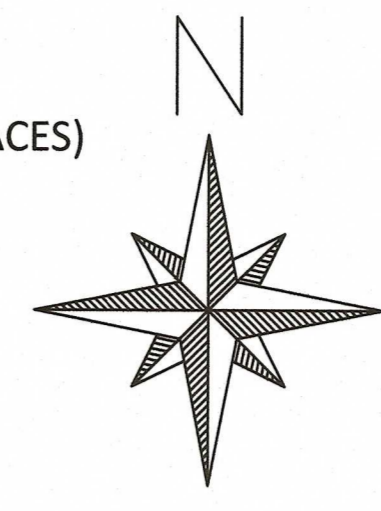
-  Zoning Boundary
-  City Boundary



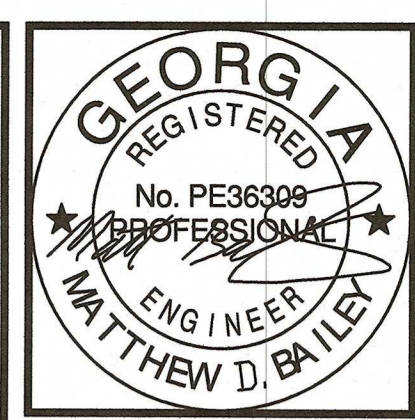
2-41-2021  
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 MAY 05 2021  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**PARKING CALCULATION**

**WAREHOUSE**  
 REQUIRED: 1 SPACE/2000 GROSS BLDG AREA (MINIMUM 5 SPACES)  
 4200 S.F./2000=5 SPACES MINIMUM  
**LIGHT AUTOMOTIVE REPAIR ESTABLISHMENTS**  
 REQUIREMENT=3 SPACES PER BAY, 1 PER EMPLOYEE  
 3 BAYS X 3 SPACES + 3 EMPLOYEES X 1 SPACE=12 SPACES  
**TOTAL REQUIRED PARKING SPACES=17 SPACES**  
**PROVIDED SPACES=31 SPACES**



VICINITY MAP



Group  
**BAILEY CIVIL**  
 Carersville, Ga 30120  
 P.O. Box 4392  
 678.925.6003  
 baileycivilgroup.com

**FOR** TOMMY OROK  
 4511 ALISTELL ROAD  
 AUSTELL, GA 30106  
**PROJECT** CENTURY CONSTRUCTION AND TECH. INC.  
 1739 VETERANS MEMORIAL HWY  
 COBB COUNTY, GA

**SHEET TITLE**  
 REZONING  
 SITE PLAN

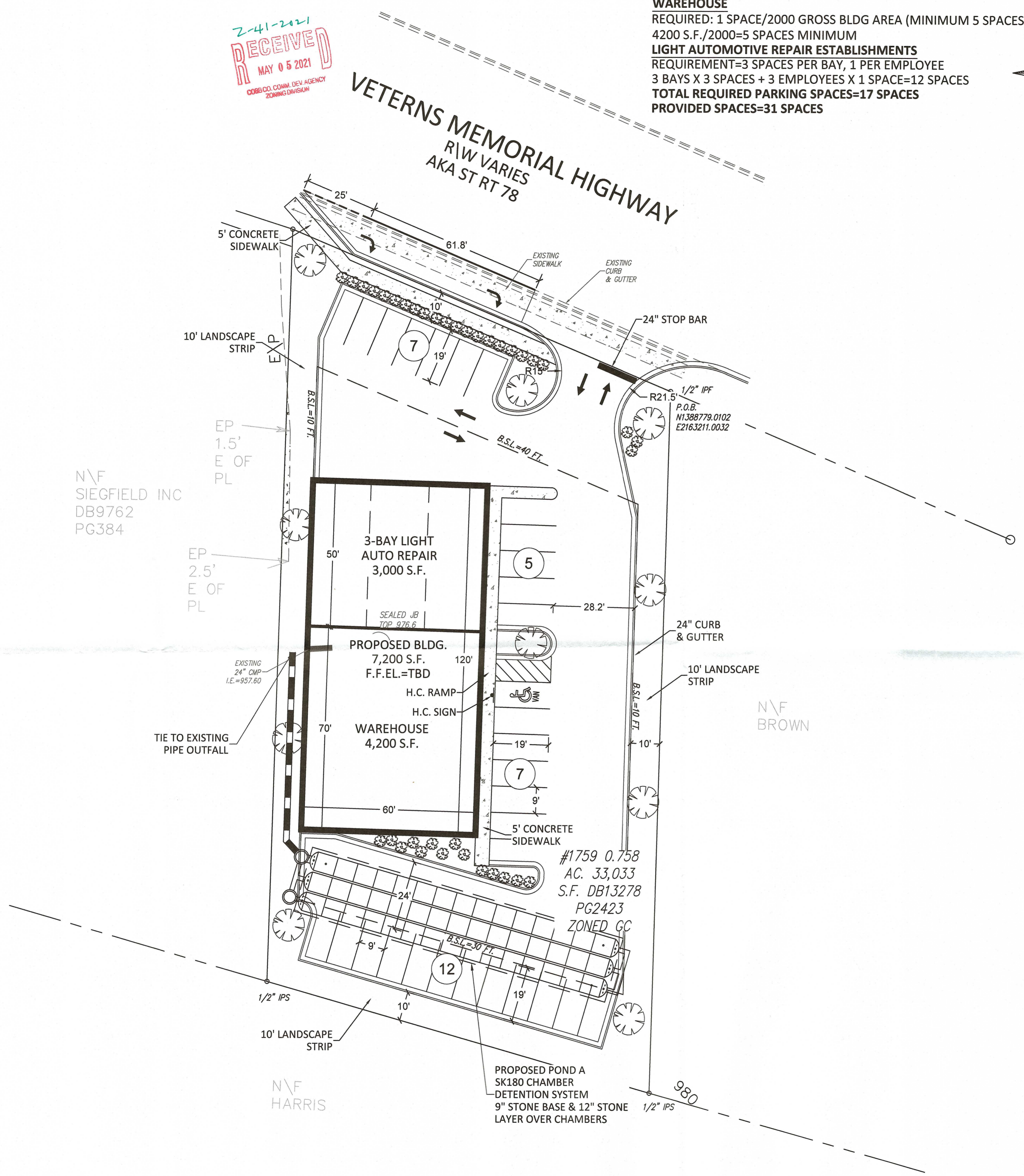
**SHEET NUMBER**  
 C201

**PROJECT NUMBER**  
 21132

**DATE**  
 MAY 5TH, 2021

**REVISIONS**

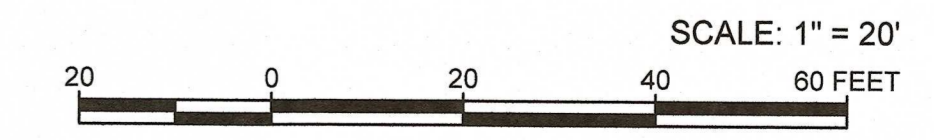
NO.	DESCRIPTION



**SITE DATA:**

- TOTAL SITE AREA=0.758 AC.
- PARCEL #19130100430
- LAND LOT 15, 17TH DISTRICT
- CURRENT ZONING:GC- GENERAL COMMERCIAL
- PROPOSED 3,000 S.F. LIGHT AUTOMOTIVE BLDG
- PROPOSED 4,200 S.F. WAREHOUSE
- PROPOSED PARKING=31 SPACES
- THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M #13067C011J, DATED 10/05/2018
- FRONT SETBACK: 40 OR 50 FT.
- SIDE SETBACK : 10 FT.
- REAR SETBACK: 30 FT.
- THERE ARE NOT STATE WATERS LOCATED ONSITE
- THERE ARE NOT STREAMS LOCATED ONSITE
- THERE ARE NO CEMETERIES LOCATED ONSITE
- THERE ARE NO WETLANDS LOCATED ONSITE
- MINIMUM LOT SIZE: 20,000 SQUARE FEET.
- MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET.
- MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET
- MAX BUILDING HEIGHT=50 FT.
- WATER PROVIDED BY COBB COUNTY
- SANITARY SEWER PROVIDED BY COBB COUNTY
- EXISTING IMPERVIOUS AREA=0.00 AC.
- PROPOSED IMPERVIOUS AREA=0.58 AC. (25,391S.F.) (76.50%)

**24 HOUR CONTACT**  
**TOMMY OROK**  
**678-618-0517**



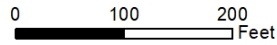
**SITE PLAN**



# Z-41 Aerial Map



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Zoning Boundary  
 City Boundary

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ZONING DIVISION

Application No. Z-41

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 7200
- b) Proposed building architecture: STEEL METAL BUILDING WITH METAL SIDING ON 3 SIDES AND BRICK AND GLASS FRONT
- c) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): FOR LIGHT AUTOMOTIVE MAINTAINANCE SERVICE CENTER AND WAREHOUSE
- b) Proposed building architecture: STEEL METAL BUILDING WITH METAL SIDING ON 3 SIDES AND BRICK AND GLASS FRONT.
- c) Proposed hours/days of operation: 9:00 AM - 6:00 PM MONDAY THRU SATURDAY
- 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? NO  
(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).

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ZONING DIVISION

## ZONING IMPACT ANALYSIS

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, this is a small (.75 acre) parcel development in a major retail corridor in the county. The surrounding uses are 100% commercial/retail.

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The redevelopment of this site with a new service center will have a positive effect on the surrounding properties and will occupy what was once an empty lot.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

The Property is currently an underutilized vacant lot that lacks reasonable economic use as currently zoned.

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

No, the use of the small portion of the parking lot will not cause an impact on streets, facilities, utilities or schools.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

Yes, Property is designated for retail and shopping centers.

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?

Yes, the current conditions (underutilized vacant lot) supports approval of this request.