



**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-41  
Public Hearing Dates:  
PC: 07-03-18  
BOC: 07-17-18

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**SITE BACKGROUND**

Applicant: Shree Mandir, Inc.

Phone: (678) 207-9994

Email: tovarinder@gmail.com

Representative Contact: Adam J. Rozen

Phone: (770) 422-7016

Email: arozen@slhb-law.com

Titleholder: Shree Mandir Inc.

Property Location: North side of Lions Club Drive,  
west of Glore Drive

Address: 560 Lions Club Drive

Access to Property: Lions Club Drive

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential) and  
GC (General Commercial)

Current use of property: Merchandise and Service  
Broker

Proposed zoning: GC (General Commercial)

Proposed use: Assembly Hall and  
Warehouse/Storage

Future Land Use Designation: MTC (Mableton Town  
Center)

Site Acreage: 2.72 ac

District: 17

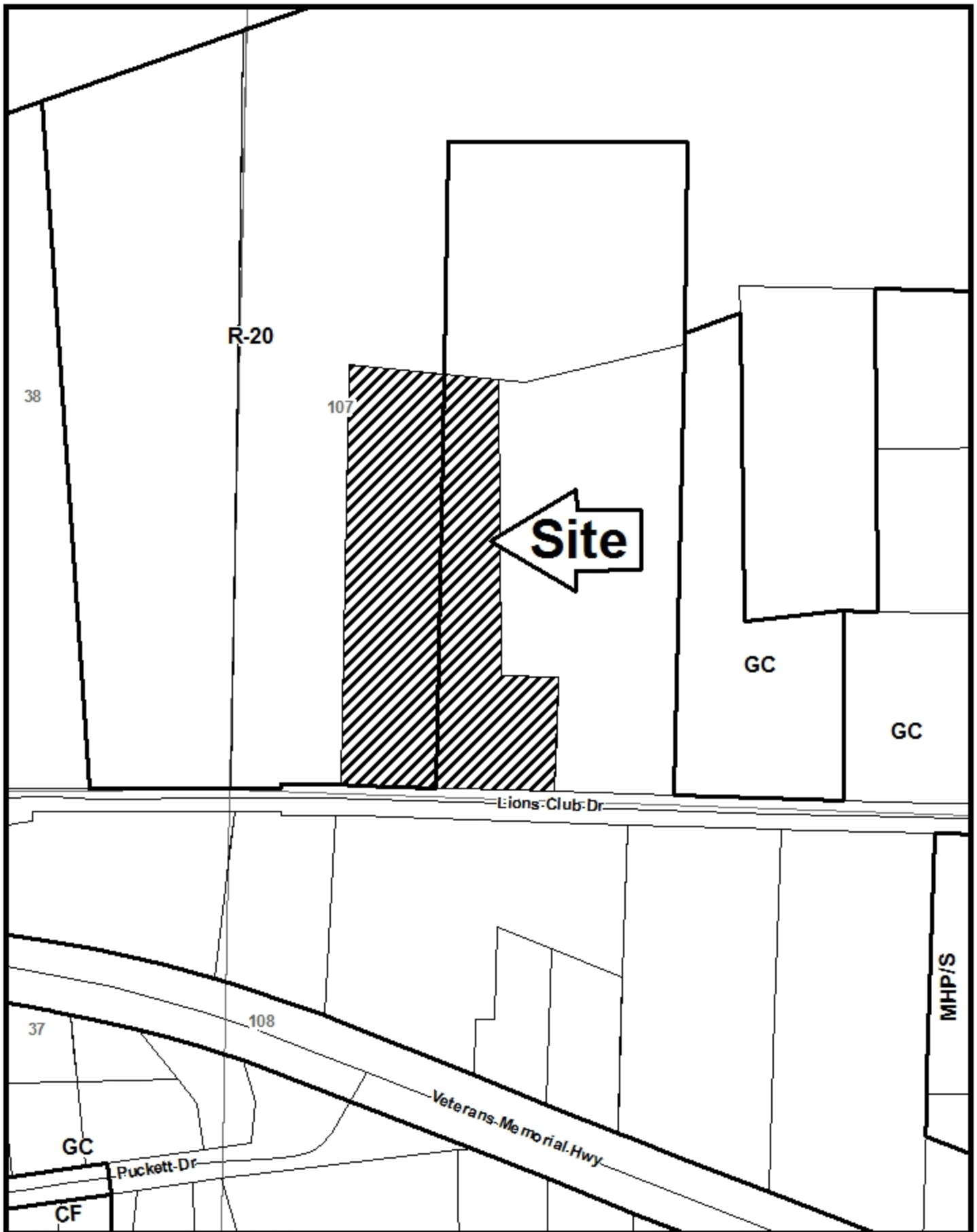
Land Lot: 107

Parcel #: 17010700080

Taxes Paid: Yes

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# Z-41 2018-GIS



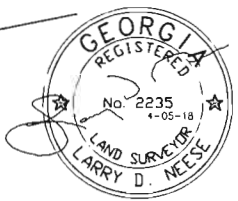
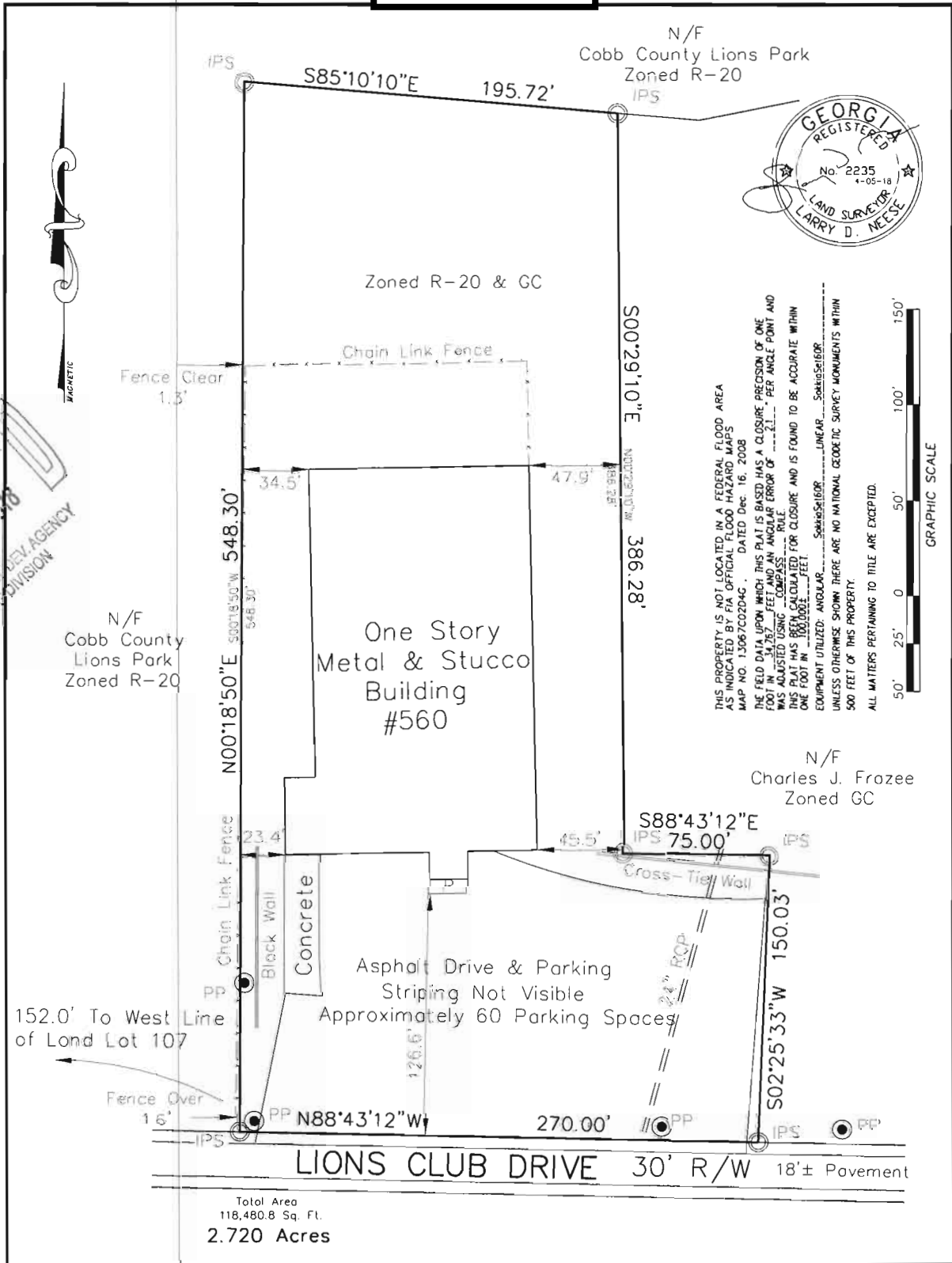
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

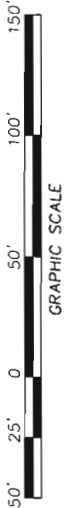


City Boundary  
Zoning Boundary

**Z-41  
(2018)**



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS MAP NO. 13067C02D4C, DATED Dec. 16, 2008. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,767 FEET AND AN ANGULAR ERROR OF 2.1 PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. EQUIPMENT UTILIZED: ANGULAR: Sokkia S610R; LINEAR: Sokkia S610R. UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



**RECEIVED**  
APR - 5 2018  
COBB CO. COMMUNITY AGENCY  
ZONING DIVISION

ZONING PLAN FOR:  
**Shree Mandir, Inc.**

|   |                          |
|---|--------------------------|
| 560 Lions Club Drive<br>Mableton, Georgia 30126 | REVISIONS --             |
| LAND LOT: 107                                   | CC: LT                   |
| DISTRICT: 17th                                  | SECTION: 2nd             |
| COUNTY: Cobb                                    | DWN: LN                  |
| STATE: Georgia                                  | CHKD: LDN                |
| SCALE: 1"=50'                                   | SURVEY/                  |
| FIELD DATE: Aug. 31, 2009                       | PLAT DATE: April 5, 2018 |
| JOB: 180015                                     |                          |

**Larry D. Neese, PLS**  
194 Cadence Trail  
Canton, Georgia 30115  
(770) 428-2122  
E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.  
CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY  
MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

## 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

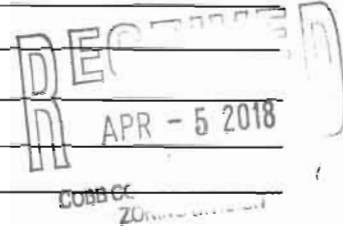
b) Proposed building architecture: \_\_\_\_\_

c) List all requested variances: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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

a) Proposed use(s): Assembly hall for religious services & related warehouse and storage.

b) Proposed building architecture: Reutilization of the existing building with minor exterior aesthetic upgrades and necessary interior rehabbing and retrofitting.

c) Proposed hours/days of operation: Monday through Saturday 7:00 a.m. to 8:00 p.m. and Sundays from 9:00 a.m. until 8:00 p.m.

d) List all requested variances: To be determined.

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

The subject property is located within an area denominated as Community Activity Center.

The property has been utilized along with other contiguous GC tracts for industrial type business uses for an extended length of time.

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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).

None known at this time.

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\* The 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.