



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-39
Public Hearing Dates:
PC: 07-03-18
BOC: 07-17-18

SITE BACKGROUND

Applicant: Mableton Center, Inc.

Phone: (404) 720-2200

Email: aneqllc@gmail.com

Representative Contact: Charles Woodard

Phone: (404) 542-1599

Email: aneqllc@gmail.com

Titleholder: Jimmy D. Hester

Property Location: East side of Mableton
Parkway, north of Community Drive

Address: 6145 Mableton Parkway

Access to Property: Mableton Parkway

QUICK FACTS

Commission District: 4-Cupid

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

Current use of property: Appliance Liquidation
Business

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Place of worship, retail or office

Future Land Use Designation: NAC (Neighborhood
Retail Commercial)

Site Acreage: 2.295 ac

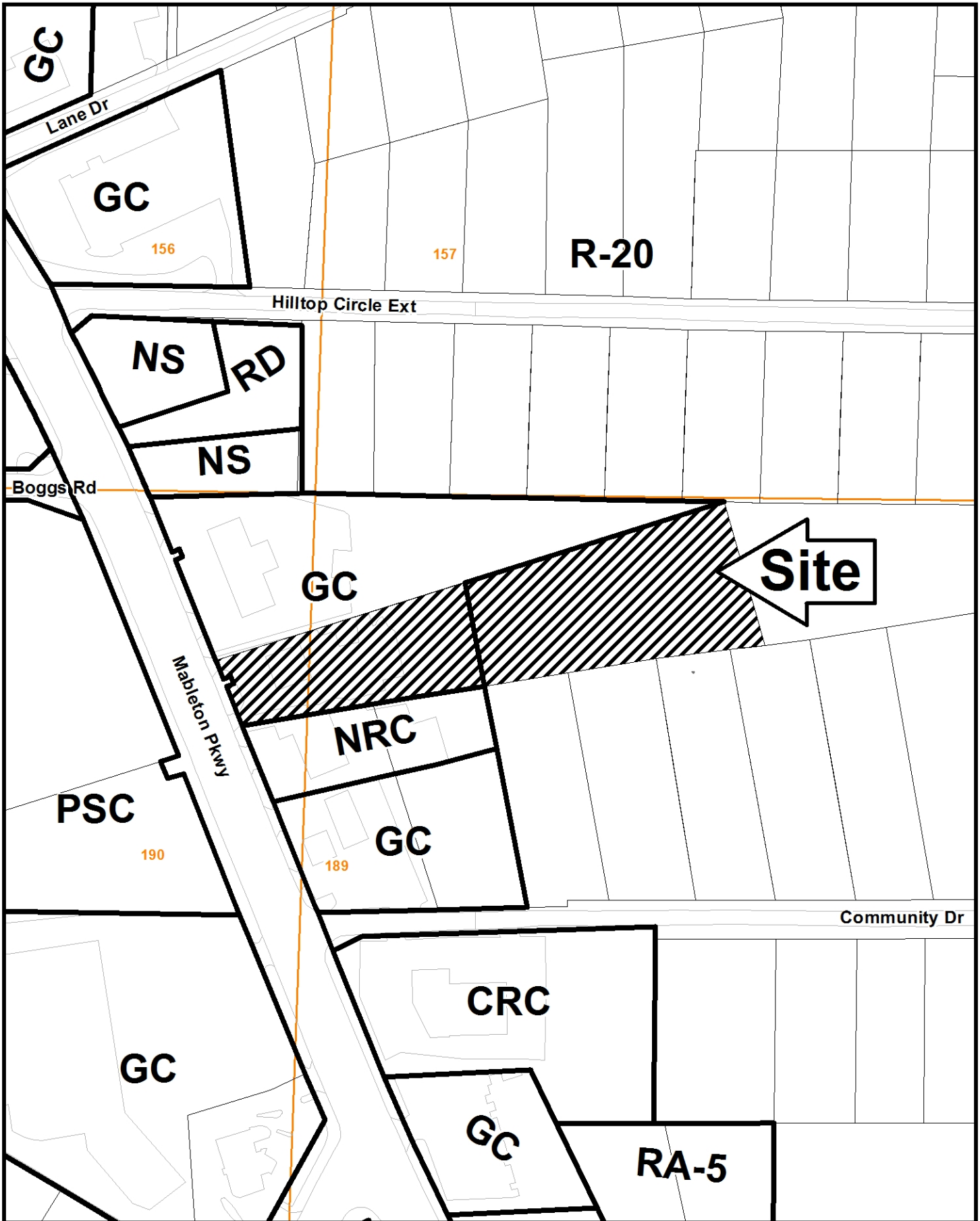
District: 18

Land Lot: 189 and 190

Parcel #: 18018900350

Taxes Paid: Yes

Z-39 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

□ Zoning Boundary
■ City Boundary

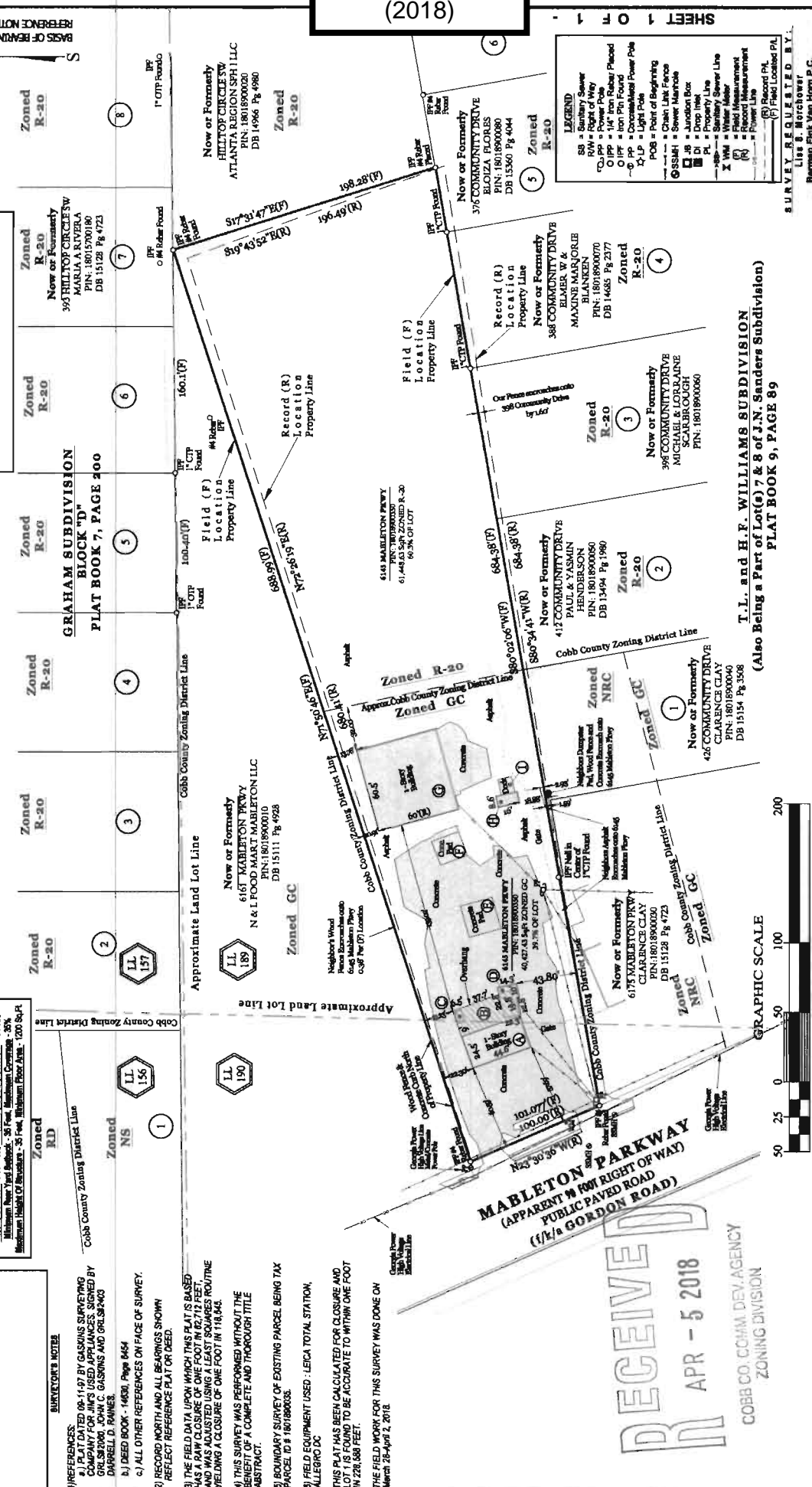


RETRACEMENT & ZONING SURVEY FOR:
JIMMY D. HESTER
 6145 MARBLETON PARKWAY
 MARBLETON, GEORGIA 30126
 PIN: 1801890035
 DB 15111 Pg 4928

OWNER(S) PER COBB COUNTY ASSESSORS GIS WEBSITE:
 JIMMY D. HESTER
 BY: **P.S.C.**
 Perimeter Surveying Co., Inc.
 1065 Sandtown Road, SW Marietta, GA 30068
 P: (770) 425-6824 F: (770) 425-6168
 COA# LBFO01223
 kencoper@aol.com

EXISTING ZONING PER COBB COUNTY GIS WEBSITE:
 Zoned R-20
 Minimum Front Yard Setback: 10 Feet
 Minimum Side Yard Setback: 5 Feet
 Minimum Rear Yard Setback: 10 Feet
 Minimum Height of Structures: 4 Stories

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 Minimum Side Yard Setback: 5 Feet
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 Minimum Height of Structures: 4 Stories



RECORDING NOTES:
 1) REFERENCES:
 a) PLAT DATED 08-14-07 BY GASONS SURVEYING COMPANY FOR JIM'S USED APPLIANCES, SIGNED BY GILBERTO, JOHN C. GASONS AND GILBERTO D. RAMIREZ.
 b) DEED BOOK - 14630, Page 8454
 c) ALL OTHER REFERENCES ON FACE OF SURVEY.
 2) RECORD NORTH AND ALL BEARINGS SHOWN REFLECT REFERENCE PLAT ON DEED.
 3) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PAW CLOSURE OF ONE FOOT IN 62,715 FEET, AND WAS ADJUSTED USING A LEAST SQUARES ROUTINE YIELDING A CLOSURE OF ONE FOOT IN 116,346.
 4) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE AND THOROUGH TITLE ABSTRACT.
 5) BOUNDARY SURVEY OF EXISTING PARCEL BEING TAX PARCEL ID # 1801890035.
 6) FIELD EQUIPMENT USED: LEICA TOTAL STATION, ALLEGRIO DC
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND LOT 1 IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 228,588 FEET.
 THE FIELD WORK FOR THIS SURVEY WAS DONE ON March 28-April 2, 2018.

RECEIVED
 APR - 5 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

Perimeter Surveying Co., Inc.
 KENNETH L. NUTT, BA., R.L.S. #2104
 1065 Sandtown Road, SW Marietta, GA 30068
 P: (770) 425-6824 F: (770) 425-6168
 COA# LBFO01223
 kencoper@aol.com

LEGEND
 SS = Sanitary Sewer
 RW = Right of Way
 OP = 1/4" Iron Rebar Placed
 DP = 1/4" Iron Rebar Placed
 CP = Chain Link Fence
 PS = Point of Beginning
 SSMH = Sewer Manhole
 DI = Drop Inlet
 SW = Sanitary Sewer Line
 WM = Water Meter
 X = Field Measurement
 (R) = Record PL
 (F) = Field Location PL
 (S) = Survey Line PL
 (L) = Locust PL

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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: N/A

c) List all requested variances: N/A



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

a) Proposed use(s): The front building, which is on land zoned GC, will be used for office and/or retail space; The back building which is on land zoned GC, will be used as a place of worship

b) Proposed building architecture: We intend to renovate the front facade of the front building to make it more attractive using brick, and the fence will be replaced. The back building is a steel

rimed metal building Proposed hours/days of operation: The front building will have office &/or retail tenants with hours not determined yet. The back building will be used from 6:00 am to 9:00 pm daily.

d) List all requested variances: See Site Plan

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

The lot is split into two zoning classifications. The front part of the lot is zoned GC (grandfathered) and the back part of the lot is zoned R-20. Applicant wishes to rezone the portion zoned R-20 and the portion zoned GC to the NRC zoning classification in order to provide consistency and conformity for uses for both portions of the lot. The R-20 portion is currently land-locked and very difficult to develop under its present zoning classification.

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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). See Site Plan.

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*Applicant expressly reserves the right to modify or amend its Application for Rezoning, including the Summary of Intent for Rezoning and any other portions of said Application, at any time during the rezoning process. Applicant also reserves the right to submit a list of Constitutional legal allegations to supplement its application and to be included in the record of this rezoning case.