



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-54
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

SITE BACKGROUND

Applicant: Gregory A. King

Phone: (404) 276-9674

Email: king172@aol.com

Representative Contact: Gregory A. King

Phone: (404) 276-9674

Email: king172@aol.com

Titleholder: Greg King

Property Location: South side of Veterans
Memorial Highway, across from Pebblebrook
Road

Address: 488 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial)

Current use of property: Vacant Retail Building

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Retail

Future Land Use Designation: Neighborhood
Activity Center (NAC)

Site Acreage: 0.86 ac

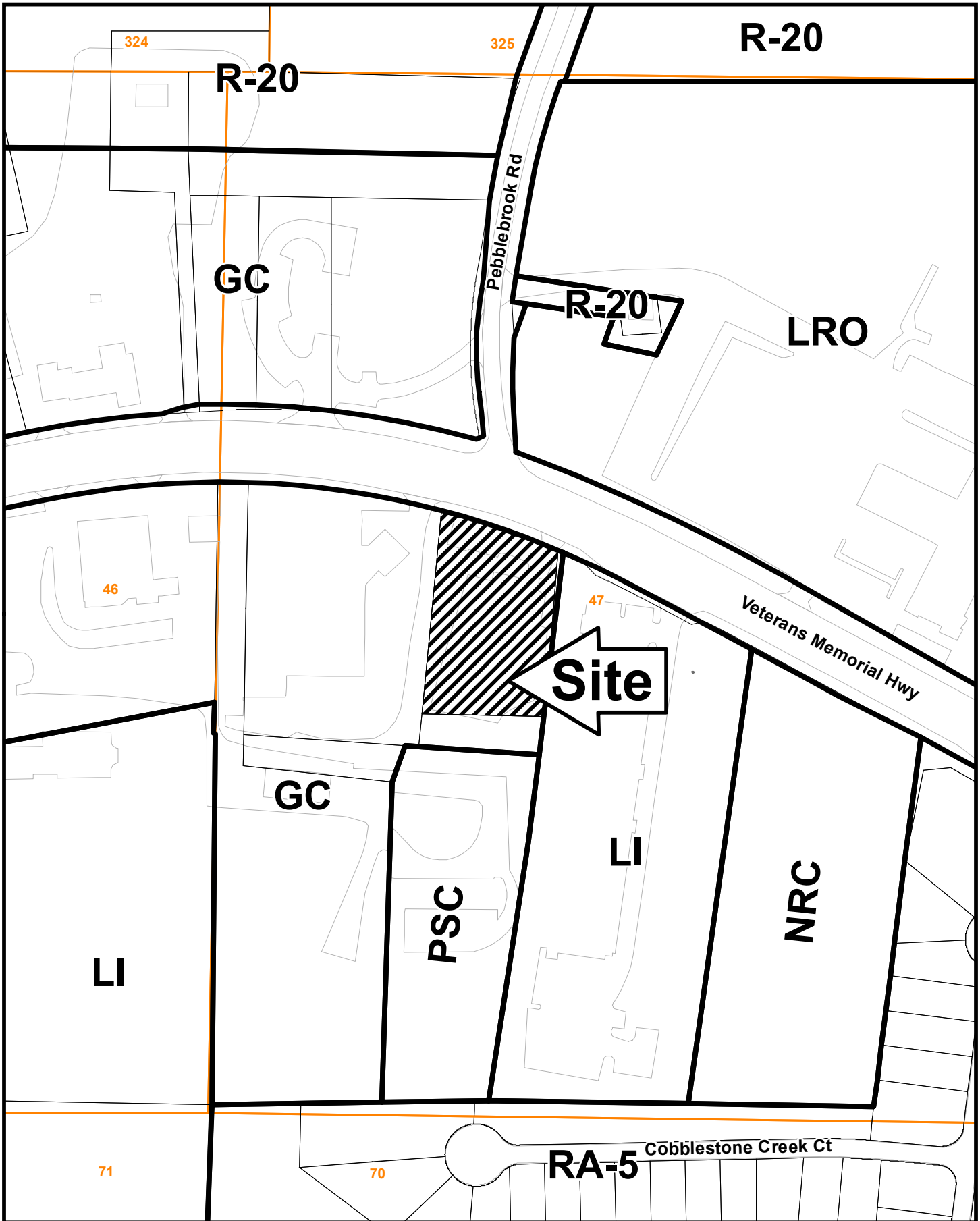
District: 18

Land Lot: 47

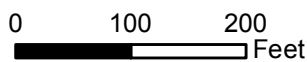
Parcel #: 18004700110



Taxes Paid: Yes

Z-54 2018-GIS



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



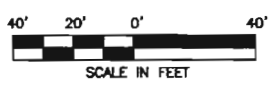
-  Zoning Boundary
-  City Boundary



BEARINGS ARE BASED ON DEED BOOK 15354 PAGE 3834.

Z-54 (2018)

- LEGEND**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - BOC BACK OF CURB
 - B BUILDING LINE
 - C/P CARPORT
 - S/P SCREEN PORCH
 - W/D WOOD DECK
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - ⊙ IRON PIN FOUND
 - ⊙ IRON PIN SET
 - ⊙ UTILITY POLE
 - ⊙ POWER METER
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ AIR CONDITIONER UNIT
 - OVERHEAD POWER LINE
 - FENCE LINE



ZONING DISTRICT
CURRENT ZONING PER COBB COUNTY
GENERAL COMMERCIAL

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

CLOSURE STATEMENT

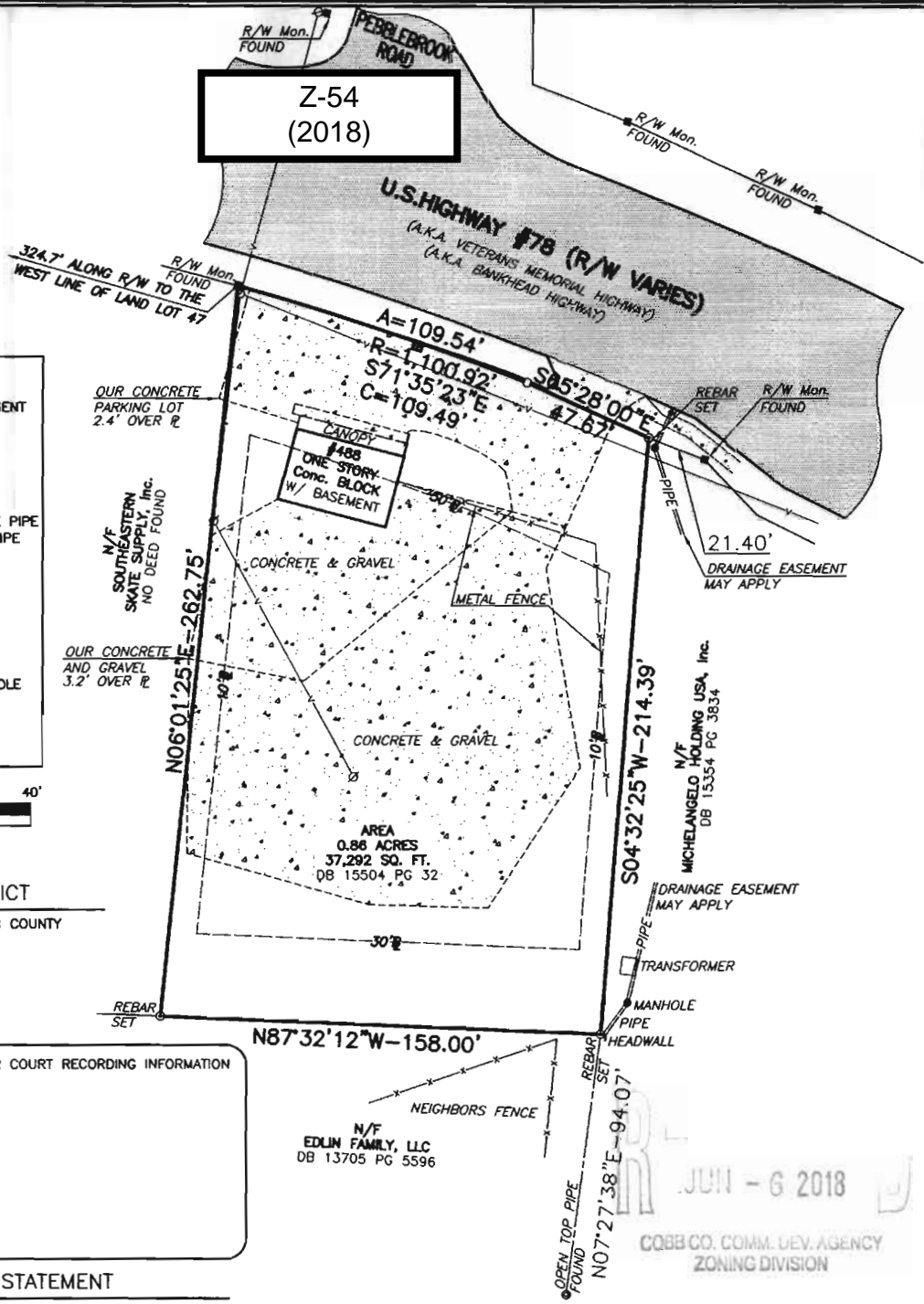
The field data upon which this map or plat is based has a closure precision of one foot in 10,558 feet and an angular error of 2 seconds per angle point, and was not adjusted.

This map or plat has been calculated for closure and is found to be accurate within one foot in 4,023,361 feet.

The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is an Electronic Total Station

SURVEY FOR: Greg King
PROPERTY ADDRESS 488 Veterans Memorial Highway
PART LAND LOT 47, 18TH LAND DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA

HARBUCK LAND SURVEYORS, Inc.
LAND SURVEYOR FIRM No. 959
GEORGIA REGISTERED LAND SURVEYOR No. 3006
53 C JEFFERSON STREET
NEWNAN, GA. 30263
TELEPHONE 770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE 1"=40'
04.30.2018
FIELD WORK 04.22.2018



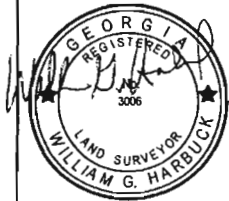
N/F EDLIN FAMILY, LLC
DB 13705 PG 5596

JUN - 6 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEYOR 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 the parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LAND REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies with the minimum technical standards property surveys in Georgia as set forth in the rules and regulations of the Georgia Board for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



5/1/18
DATE

RECEIVED
JUN - 6 2018
COBB CO. COMM. DEVELOPMENT
ZONING DIVISION

Application No. Z-54
Sept. 2018

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): RETAIL rental space
- b) Proposed building architecture: existing structure is cinder block construction
- c) Proposed hours/days of operation: 8 am - 6 pm
- 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? (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).

