

## Cobb County Community Development Agency Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-59

BOC: 09-18-18

Public Hearing Dates: PC: 09-04-18

## SITE BACKGROUND

Applicant: OBurien, Inc.

Phone: N/A

Email: imoukhuede94@gmail.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: HWA Yong McBride

Property Location: Southeast corner of Veterans

Memorial Highway and Cooks Road

Address: 130 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

and Cooks Road

**QUICK FACTS** 

Commission District: 4-Cupid

Current Zoning: LI (Light Industrial)

Current use of property: Undeveloped

Proposed zoning: LRO (Low Rise Office)

Proposed use: Daycare Facility

Future Land Use Designation: Neighborhood

Activity Center (NAC)

Site Acreage: 1.7 ac

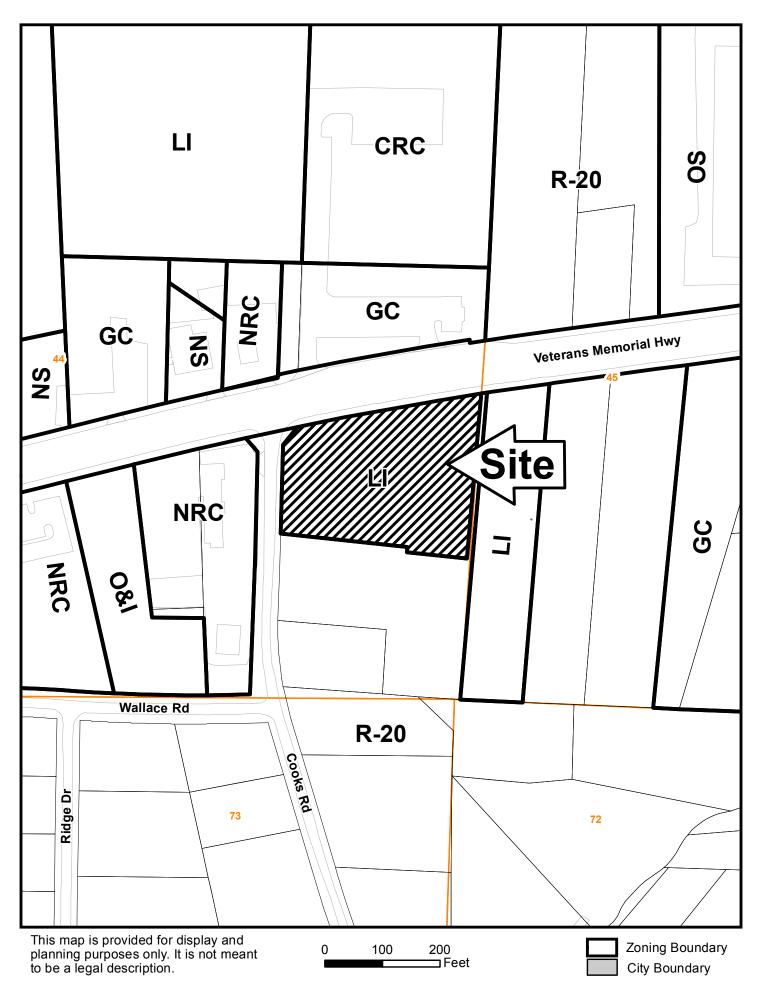
District: 18

Land Lot: 44

Parcel #: 18004400080

Taxes Paid: Yes

## Z-59 2018-GIS



Z-59 (2018)

PARKING REQUIREMENTS: 20 SPACES REQUIRED PARKING PROVIDED: 29 SPACES(INCLUDING 2 HC) NO ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS HAVE BEEN DETECTED ON THIS SITE BY THIS FIRM. COBB CO. COMM. DEV. AGENC ZONING DIVISION BUILDING SETBACKS: FRONT - 40' SIDE - 15' REAR - 30' MAJOR SIDE - 35'

11

11

CHORD= L=319.66 N81\*1635\*E 319.62 R=5968.39

ZONING NOTES CURRENT ZONING: LI (LIGHT INDUSTRIAL) PROPOSED ZONING: LRO (LOW RISE OFFICE)

NO CEMETERIES OR WETLANDS HAVE BEEN DETECTED ON THIS SITE BY THIS FIRM THE PROPERTY IS CURRENT YOURS

523.63

M., LS, 8E. LOS

REVISIONS

GRAPHIC S.

VETERANS MEMORIAL HWY.

RED FOR EXCLUSIVE AND OR SURVEY NOTES.

ORIGINAL PLATS, NOTES AND OTHER ORAWINGS PREPARED BY THE SURVI

11

BUILDING SETBACKS ARE NOT SHOWN. A DETERMINATION OF THESE SETBACKS BY COBB COUNTY ZOWING WILL BE REQUIRED BEFORE ANY NEW PERMITTING.

THERE MAY BE OTHER UTILITIES EXISTIN ON THIS PROPERTY THAT ARE NOT SHOW

FLOOD STATEMENT
THE CHIS DATE EXMINED THE FLOOD INSURANCE
RETE MAPS. COMMUNITY PAKEL NO. 12067C0208H
A 13007C0218H EFFECTIVE DATES. MARCH 4. 2013 THE WAY DEADHINGALY DEMOTS THE SUBJECT PARE PLAYY TO LIE W ZONE - TO THIS YONE IS AN AREA ABOVE THE TOO TENY FLOOD ZONE

1.88,38,E

COOKS BD

20 LANDSCAPE BUFFER

S88°50'29"W

INCRETE RIGHT OF WAY MONUMENT

 $\mathbf{Z}$ 

PLAT TO ACCOMPANY APPLICATION FOR REZONING

OLUWOLE IMOUKHI

LOCATED IN LAND LOT 44, 18TH DISTRICT. 2ND SECTION. COBB COUNTY, GEORGIA 130 VETERANS MEMORIAL HIGHWAY

AREA = 1.70 ACRES

PC: Sept. 4, 2018 BOC: Sept. 18, 2018

Summary of Intent for Rezoning\_\* Part 1. Residential Rezoning Information (attach additional information if needed) Proposed unit square-footage(s): a) Proposed building architecture: COBB CO. COMM. DEV. AGENCY b) **ZONING DIVISION** c) List all requested variances: Part 2. Non-residential Rezoning Information (attach additional information if needed) a) Proposed use(s): Day Care Facility To be provided under separate cover. b) Proposed building architecture: c) Proposed hours/days of operation: Monday - Friday; 6:00 a.m. -- 7:00 p.m. d) List all requested variances: None known at this time. Part 3. Other Pertinent Information (List or attach additional information if needed) The subject property is zoned Light Industrial (LI"); however, under the Future Land Use Map ("FLUM") the property is located within a Neighborhood Activity Center ("NAC"); is adjacent and/or contiguous to other commercially zoned and utilized properties; and, is otherwise in an area on the FLUM which contemplates this proposed use. 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.