



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-13

Public Hearing Dates:

PC: 3-5-19

BOC: 3-19-19

SITE BACKGROUND

Applicant: Amber-Shea, LLC

Phone: 770-383-0132

Email: ccridermai@gmail.com

Representative Contact: Parks F. Huff

Phone: 770-422-7016

Email: phuff@slhb-law.com

Titleholder: Amber-Shea, LLC

Property location and address: Located on the southside of Veterans Memorial Highway and on the northside of Old Powder Springs Road (1311 Veterans Memorial Highway)

Access to Property: Veterans Memorial Highway and Old Powder Springs Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: PSC

Current use of property: Former bank building

Proposed zoning: CRC

Proposed use: Assembly Hall

Future Land Use Designation: Neighborhood Activity Center

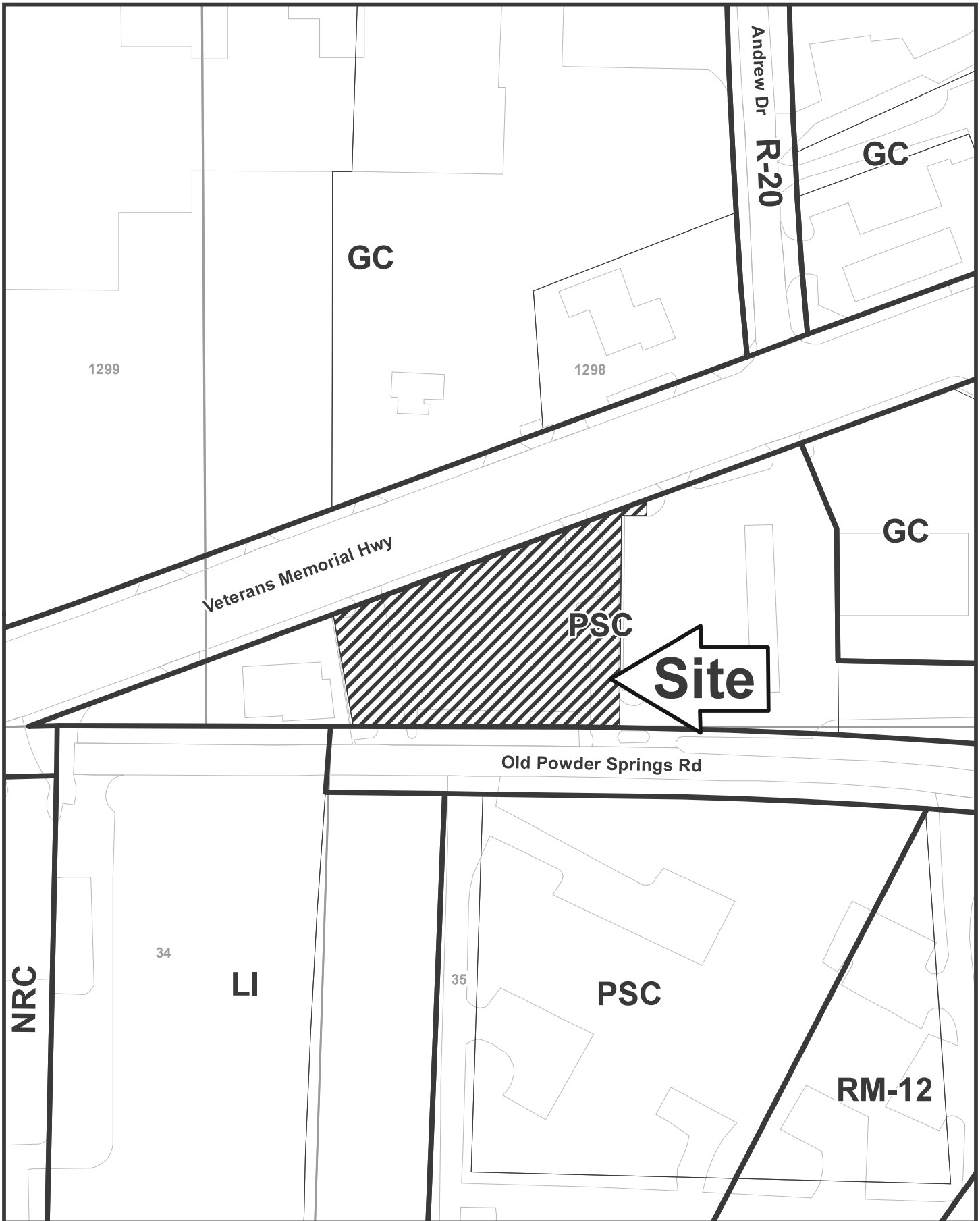
Site Acreage: 0.736 acres

District: 19; Land Lots: 1298

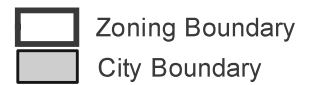
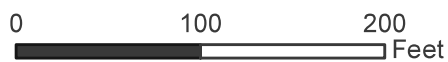
Parcel #: 19129800380

Taxes Paid: Yes

Z-13 2019-GIS



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



Rezoning Plat

1311 Veterans Memorial Highway

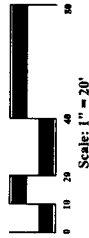
City of Marietta, Georgia Land Lot 1298, 19th District, 20th Section

Property owner:
Mr. Cliff Crider
Amber-Shea, LLC
P.O. Box 87
Acworth, Georgia 30101

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg. Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 20'

December 6, 2018

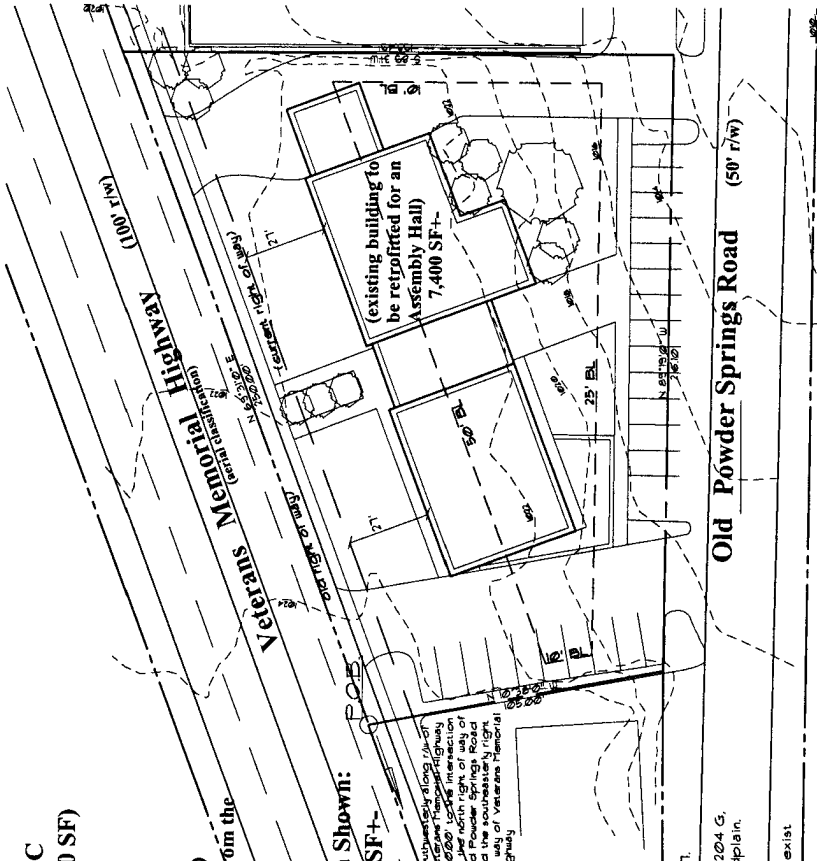
Site Data

Total Site Area: .736 AC
(32,060 SF)
Present Zoning: PSC
Proposed Zoning: CRC
Building Setbacks:

***front: 50' front (arterial)
building is 27' back from the
current right of way
side: 10'
major side: 25'

Approximate Building Area Shown:
7,400 SF±

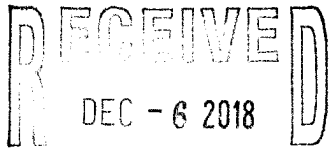
Impervious Surface: 71%



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PLANNING AGENCY

NOTES:

1. Boundary taken from Cobb County Plat Book 23, page 147.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #3067C02024 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements exist on site.
8. Stormwater management and water quality requirements have been previously addressed for this site.



Application No. Z-13

March 2019

CONSERVATION DEV. AGENCY
ZONING DIVISION

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: _____

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

- a) Proposed use(s): Assembly Hall
- b) Proposed building architecture: Single Story (As-built)
- c) Proposed hours/days of operation: _____
- d) List all requested variances: None known at this time; however, this paragraph may be amended if Variance(s) are required later.

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

Under the Future Land Use Map ("FLUM"), the Subject Property is within a Neighborhood Activity Center ("NAC"); is adjacent and/or contiguous to other commercially zoned and utilized properties

.....
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.