



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-38

Public Hearing Dates:

PC: 6-4-19

BOC: 6-18-19

---

**SITE BACKGROUND**

Applicant: Joseph M. Thomas/Cynthia Erin Thomas

Phone: 770-992-7559

Email: [thomasjph2015@gmail.com](mailto:thomasjph2015@gmail.com)

Representative Contact: Joseph M. Thomas/Cynthia Erin Thomas

Phone: 770-992-7559

Email: [thomasjph2015@gmail.com](mailto:thomasjph2015@gmail.com)

Titleholder: J.M. Thomas

Property location and address: Southeast corner of Dodgen Road and Veterans Memorial Highway (5845 Dodgen Road)

Access to Property: Dodgen Road

---

---

**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: GC (General Commercial)

Current use of property: Vacant commercial building

Proposed zoning: NRC (Neighborhood Retail Commercial)

Proposed use: Auto Repair

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 0.7122 ac

District: 18

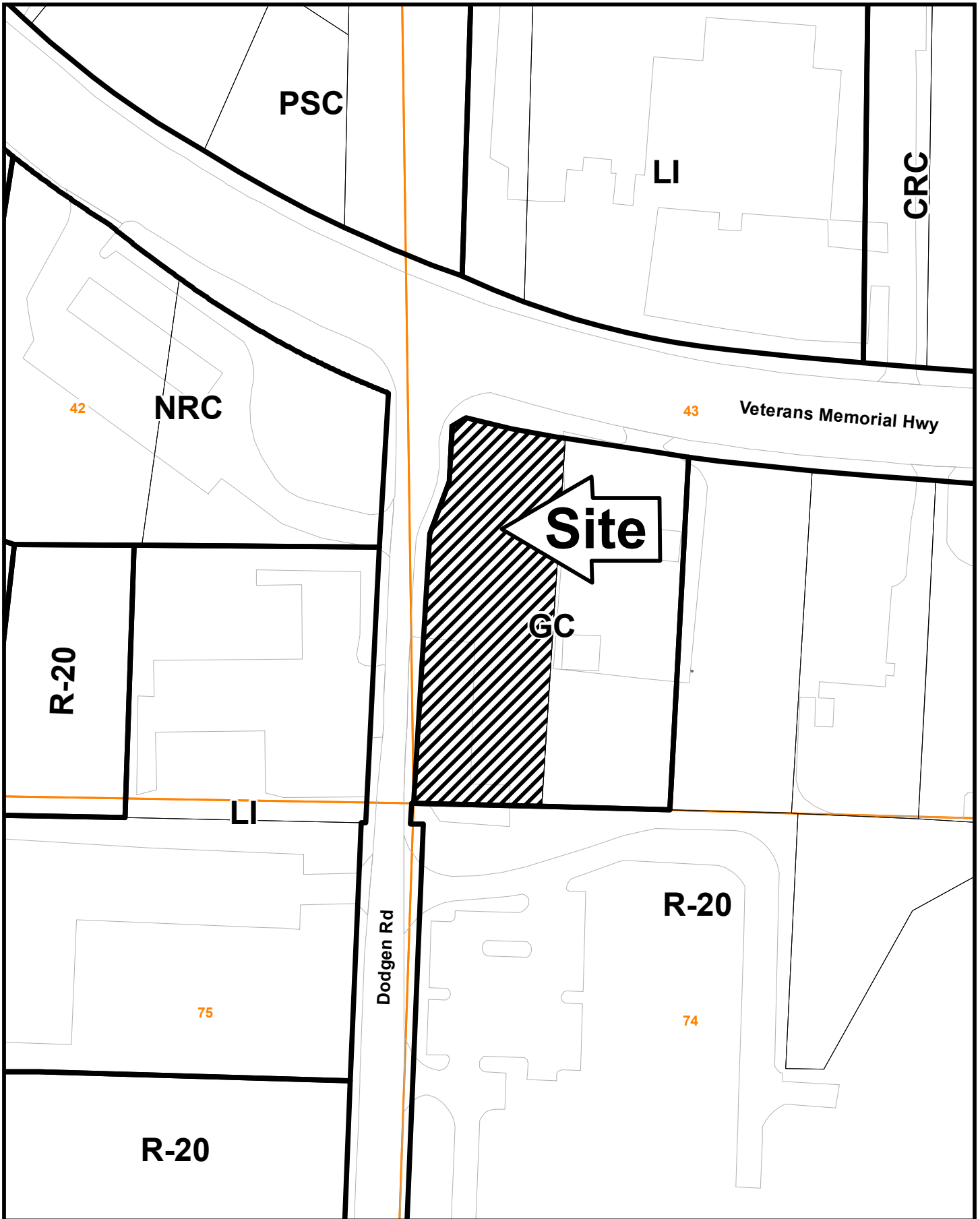
Land Lots: 43

Parcel #'s: 18004300080

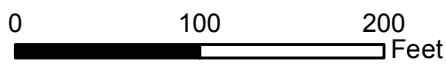
Taxes Paid: Yes



---

# Z-38 2019-GIS



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



-  Zoning Boundary
-  City Boundary

Z-38  
(2019)

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT

TAX PARCEL: 18004300080  
5845 DODGEN ROAD  
MABELTON, GEORGIA 30126  
ZONED: GC

LOT COVERAGE:

EXISTING  
BUILDING - 4,031 SQ.FT.  
PARKING/DRIVE - 6,677 SQ.FT.  
CONCRETE PAD (REAR) - 188 SQ.FT.

RECEIVED  
MAR 07 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE EOPGS NETWORK.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 283,299 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA D/AUTO TRACKING ROBOTIC TOTAL STATION, A CHAMPION GPS I80 AND A CHAMPION HC-3 DATA COLLECTOR.
6. FIELD WORK COMPLETED ON NOVEMBER 28, 2018.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
8. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND SHOWN ON A PLAT FOR J.A. EVANS, DATED 9/28/2001 RECORDED IN DEED BOOK 13432, PAGE 939, COBB COUNTY, GEORGIA RECORDS.
9. THERE ARE 11 PARKING SPACES.

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 parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-6-67.

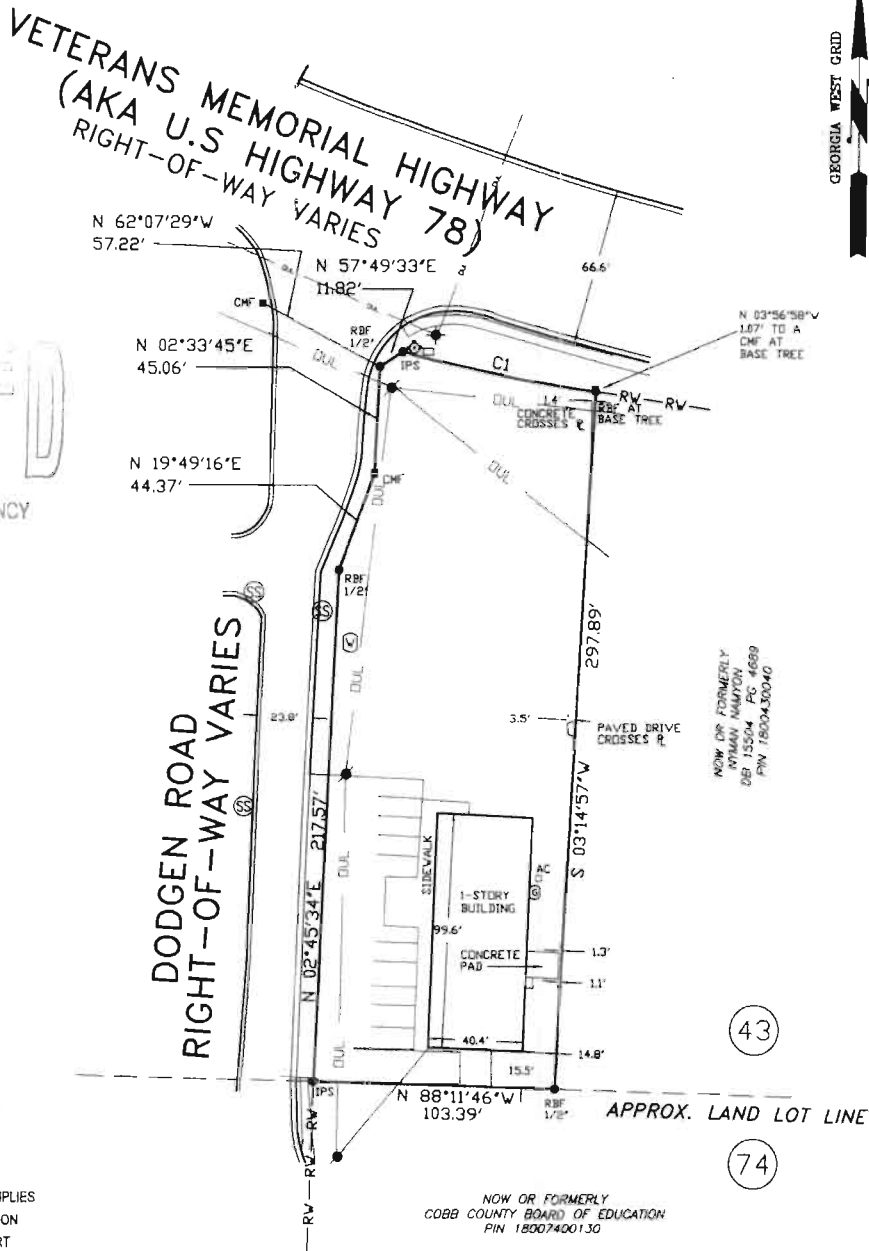
THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

*David L. Garrison*



RETRACEMENT SURVEY FOR:  
**JOSEPH THOMAS**  
LAND LOT 43, DISTRICT 18,  
2ND SECTION  
COBB COUNTY, GEORGIA  
DATE : NOVEMBER 30, 2018  
JOB NO. : 5845 DODGEN RD  
FILE NO : 5845 DODGEN RD

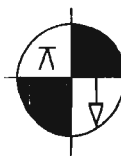
- LEGEND
- CTF CRIMP TOP FOUND
  - OTP OPEN TOP PIPE
  - CMF CONCRETE MONUMENT FOUND
  - IPS IRON PIN SET
  - RBF REBAR FOUND
  - ⊕ FIRE HYDRANT
  - ◆ UTILITY POLE
  - ⊙ WATER METER
  - UTILITY POLE
  - ⊙ GAS METER
  - — — — — RIGHT OF WAY
  - ⊕ SW STORM WATER JUNCTION BOX
  - ⊕ SS SANITARY SEWER MANHOLE



NUMBERED CURVE CALLS:

| Curve | Radius  | Length | Chord  | Chord Bear.   |
|-------|---------|--------|--------|---------------|
| C1    | 747.68' | 84.30' | 84.26' | S 78°54'28" E |

AREA = 0.71 ACRE  
(31,000 SQ.FT.)



**DAVID L. GARRISON**  
LAND SURVEYING

969 HALE ROAD  
MAYSVILLE, GEORGIA 30558  
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

RECEIVED  
MAR 07 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. 2-38

June 2019

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NO CHANGE IN THE CURRENT BUILDING  
b) Proposed building architecture: NO CHANGE IN THE EXISTING BUILDING  
c) List all requested variances: \_\_\_\_\_  
NO VARIANCE REQUIRED

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

- a) Proposed use(s): PROBABLY A SMALL CAR REPAIR. THIS WAS A SMALL CAR REPAIR SHOP FOR OVER 10 YEARS. OR ANY BUSINESS COMPATIBLE TO NRC  
b) Proposed building architecture: EXISTING BUILDING AS IS  
M-F, 9 AM 5 PM  
c) Proposed hours/days of operation: 8 HRS/DAY 5 DAYS  
d) List all requested variances: THIS IS A 'GC' AND WOULD LIKE TO CONTINUE AS NRC SINCE GC IS NOT AVAILABLE ANY MORE

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

THIS AREA IS A COMMERCIAL AREA. THE SUBJECT PROPERTY WAS USED AS "GC" AS A SMALL CAR REPAIR SHOP FOR OVER 10 YEARS. I WOULD PREFER TO START A SMALL REPAIR CAR SHOP.

- .....  
**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).**

NO