



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-65

Public Hearing Dates:

PC: 11-5-19

BOC: 11-19-19

SITE BACKGROUND

Applicant: HRA Investments, LLC

Phone: 678-200-6142

Email: harmeetsinghwfg@gmail.com

Representative Contact: Amarjit Singh

Phone: 404-452-9622

Email: uniquetouchusa@aol.com

Titleholder: HRA Investments, LLC

Property location and address: North side of
Veterans Memorial Highway, west of
Pebblebrook Road
(399 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 auto repair
building

Proposed zoning: NRC (Neighborhood Retail
Commercial)

Proposed use: Light Auto Repair and Retail

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 0.152 ac

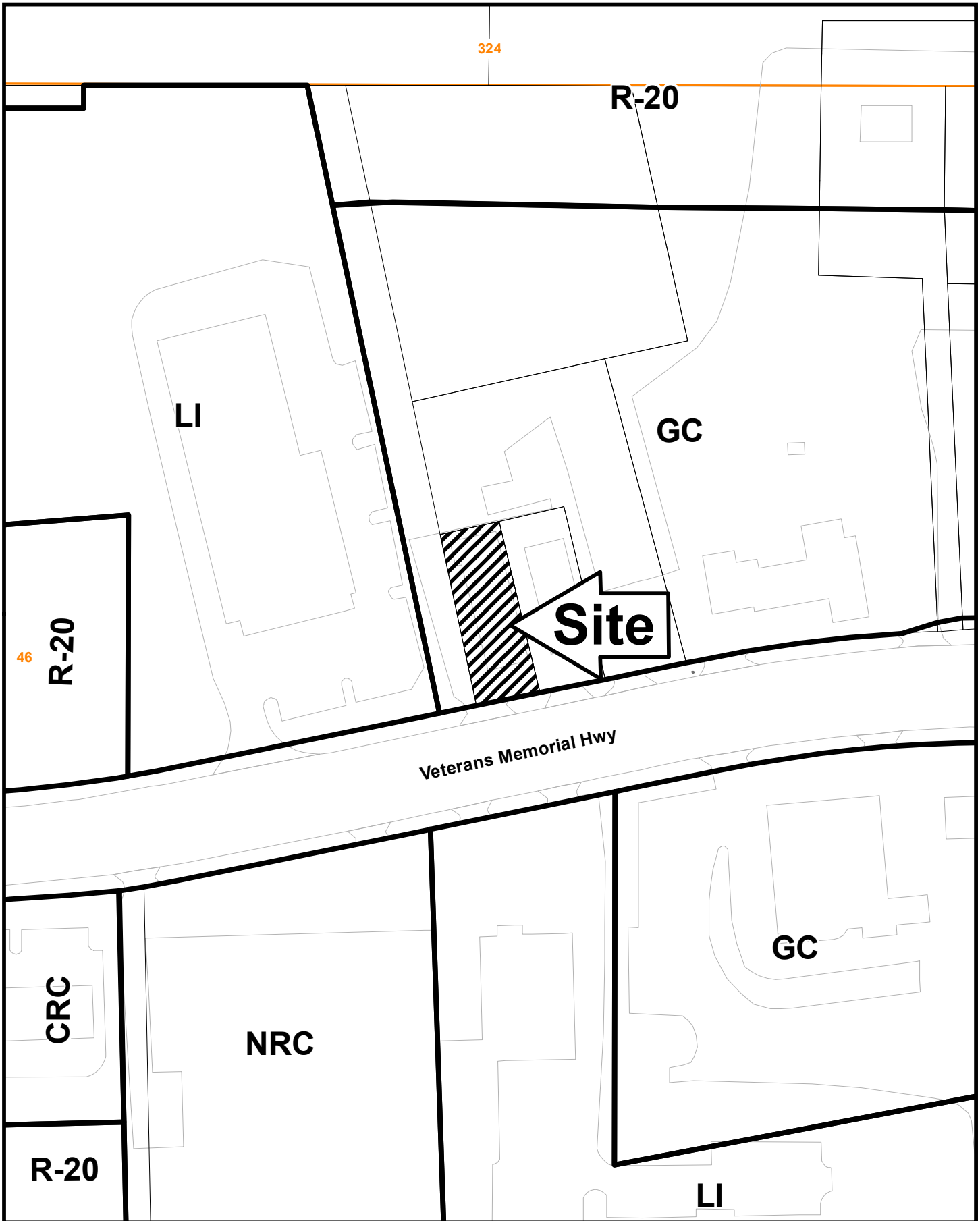
District: 18

Land Lots: 46

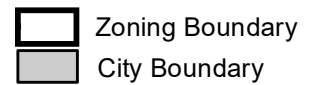
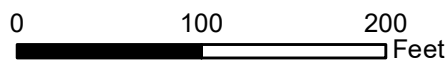
Parcel #'s: 18004600060

Taxes Paid: Yes

Z-65 2019-GIS



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



Z-65
(2019)

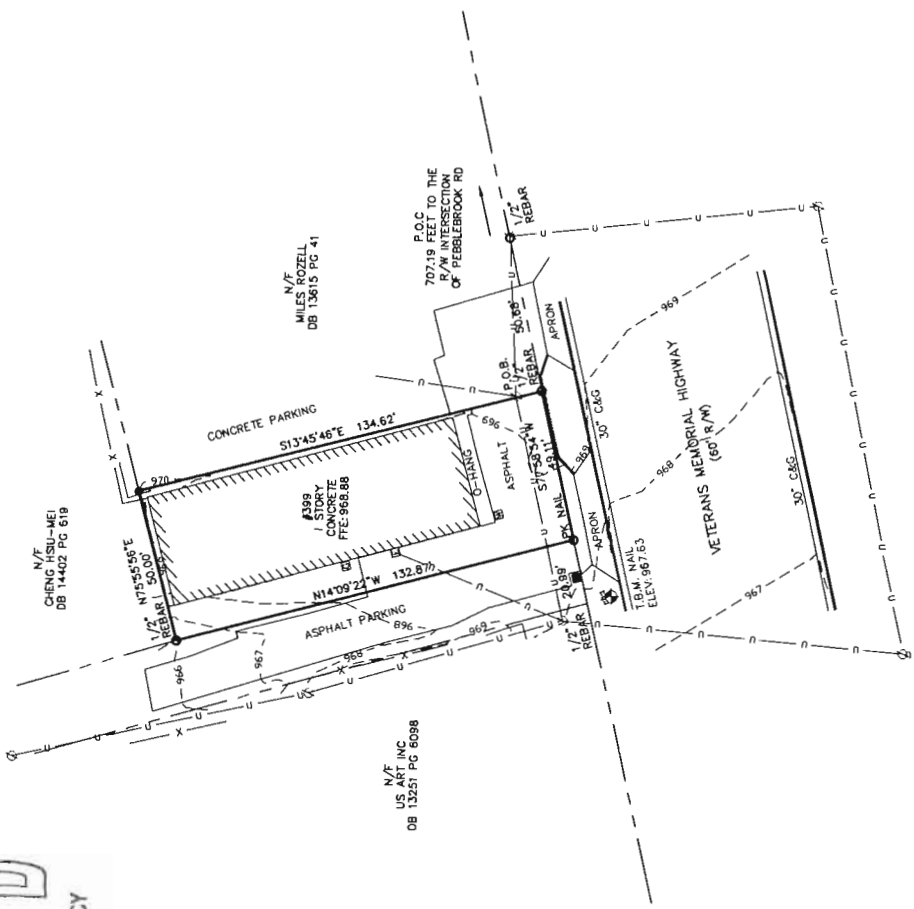
BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: HRA INVESTMENTS LLC
LAND LOT 46, 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA 30147



GRID NORTH
GA WEST NAD 83
DATUM NAVD 88
SCALE: 1"=50'

NO.	REVISION	DATE

PROJECT
2058602
SHEET
1 OF 1



RECEIVED
JUL 31 2019
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

THIS SURVEY IS A RETRACTION OF AN EXISTING SURVEY OF LAND AND DOES NOT SUBDIVIDE OR CREATE PARCELS OF LAND. THE SURVEY IS THE WORK OF THE SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEYOR'S INSTRUMENTS WHICH CREATED THIS SURVEY ARE STATED HEREIN. RECORDATION OF THIS SURVEY DOES NOT CONSTITUTE A WARRANTY OF TITLE OR A WARRANTY OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 48-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR SURVEYORS AND ENGINEERS AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. § 46-4-44).



FOR THE FIRM
BOUNDARY ZONE, INC.
NOT VALID WITHOUT
ORIGINAL SIGNATURE

BEN E. BUTTERWORTH PLS #22094 DATE 07/25/2019

- PROPERTY CORNER: MANHOLE 4"/6" UNIT CLEAN OUT WATER METER WATER VALVE POWER POLE LIGHT POLE
- ROUND (AS NOTED)
- CAP SET (S/F) B3/B
- R/W MONUMENT
- FIRE HYDRANT
- LAND LOT: L.L. LAND LOT N/W NOW OR FORMERLY R/W RIGHT-OF-WAY P/L PROPERTY LINE
- GAS VALVE
- CABLE BOX
- POWER METER
- POWER BOX
- REGULAR PARKING
- HANDICAP
- LAND LOT
- N/W NOW OR FORMERLY R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- PARKING
- GAS METER
- C.B. CATCH BASIN
- OUT CANTILEVER
- TELEPHONE BOX
- SIGN
- WATER LINE
- OVERHEAD UTILITY LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- B.S. BUILDING SETBACK LINE
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- BPE BASEMENT FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- FTE FINISHED FLOOR ELEVATION
- DEED BOOK
- PLAT BOOK
- PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- A.K.A. ALSO KNOWN AS
- FORMERLY KNOWN AS
- NAD NORTH AMERICAN DATUM
- NAV8 NORTH AMERICAN VERTICAL DATUM
- HARDWOOD TREE
- PINE TREE

DB DEED BOOK
PB PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
A.K.A. ALSO KNOWN AS
F.K.A. FORMERLY KNOWN AS
NAD NORTH AMERICAN DATUM
NAV8 NORTH AMERICAN VERTICAL DATUM
HARDWOOD TREE
PINE TREE

811
Know what's below.
Call before you dig.

BOUNDARY ZONE, INC.
LAND SURVEYING SERVICES
SURVEYING, LANDSCAPE ARCHITECTURE, LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SEWERLINE (770) 271-5770
LANDSCAPE ARCHITECTURE (770) 271-5770
ATLANTA (404) 488-1810
100 PEACOCK STREET, SUITE 200
ATLANTA, GA 30309
KENNESAW (478) 730-4199
971 COBB PLACE, SUITE 101
KENNESAW, GA 30144

TOTAL AREA: 0.132 ACRES; 6,626 SQUARE FEET
BOUNDARY REFERENCE: DUL BOOK 14434, PAGE 5966
FIELDWORK PERFORMED ON 04/17/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4572 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
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RECEIVED
JUL 31 2019

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-65

Nov. 2019

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): _____

b) Proposed building architecture: _____

c) List all requested variances: NA

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

a) Proposed use(s): This is a investment property and I will be renting it out to categories that fall under NRC guidelines. Planning to rent out to light automotive repair or some retail.

b) Proposed building architecture: Nothing is intended to change, I have the survey done with this application to view.

c) Proposed hours/days of operation: 9-5

d) List all requested variances: none

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

The survey is provided with this document. Nothing is intended to change. The only reason I am rezoning this property is because Cobb County is not licensing my tenants.

.....
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