



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-2

Public Hearing Dates:

PC: 2-5-20

BOC: 2-18-20

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**SITE BACKGROUND**

Applicant: Mond Igbinowanhia

Phone: 404-402-0073

Email: mui734@yahoo.com

Representative Contact: Mond Igbinowanhia

Phone: 404-402-0073

Email: constantcaregrp@gmail.com

Titleholder: Mond Igbinowanhia

Property location and address: Located on the west side of Mableton Parkway, north of Pine Valley Road (5786 Mableton Parkway)

Access to Property: Mableton Parkway

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**QUICK FACTS**

Commission District: 4- Cupid

Current Zoning: NS

Current use of property: Single-family house

Proposed zoning: NRC

Proposed use: Personal Care Home

Future Land Use Designation: Neighborhood Activity Center

Site Acreage: 0.56 acres

District: 18; Land Lots: 39

Parcel #'s: 18003900170

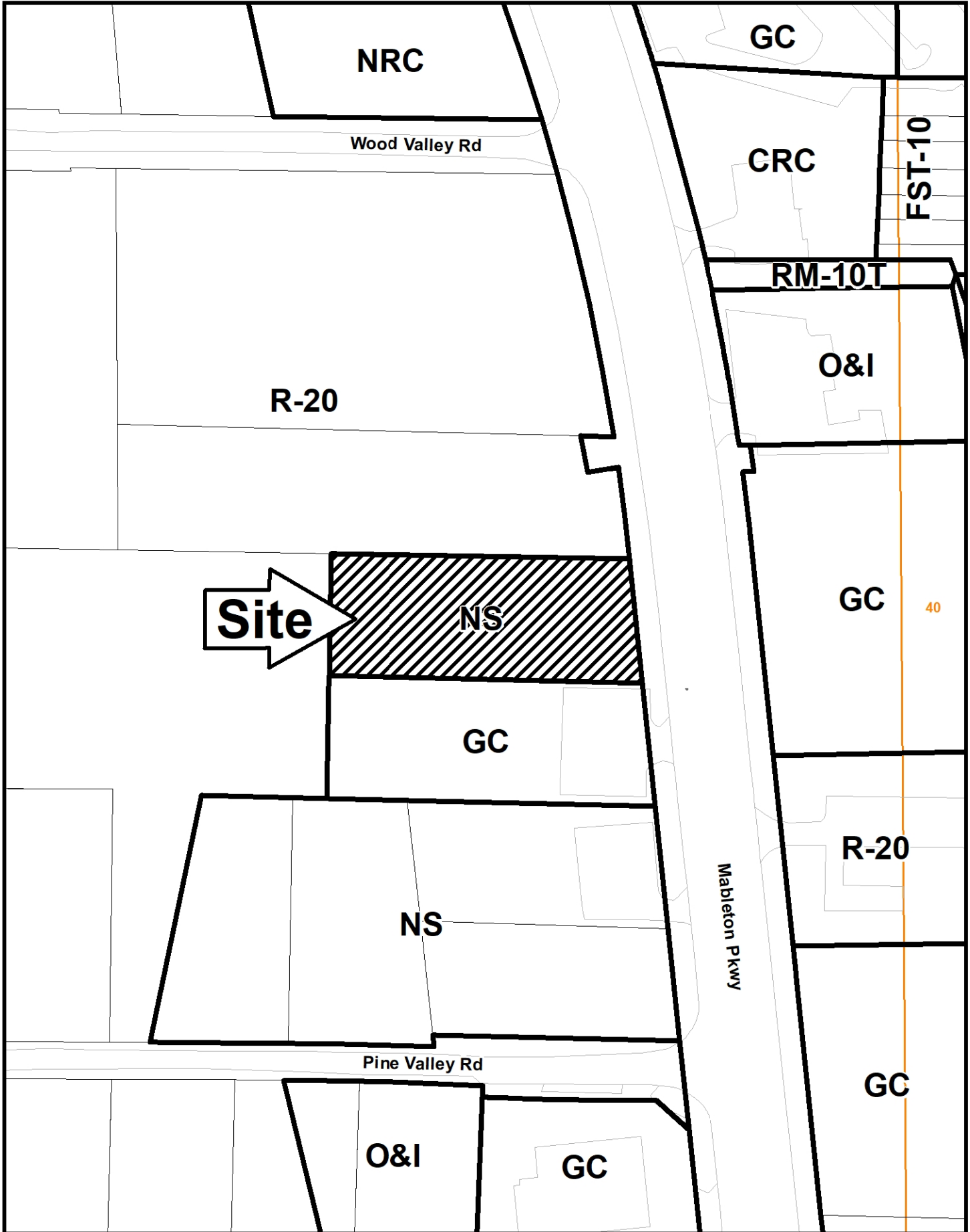
Taxes Paid: Yes

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**FINAL ZONING STAFF RECOMMENDATION:**

(Zoning staff member: )

# Z-2 GIS



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

0 100 200 Feet

□ Zoning Boundary  
■ City Boundary

# Z-2-2020

SHEET #  
**1 of 1**

**LEGEND**

R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
B/L	BUILDING LINE
CTP	CRIMED TOP PIPE
OTF	OPEN TOP PIPE
IPF	IRON PIN FOUND
IPF/O	IRON PIN SET
IPF/O	COMPUTED CORNER
C	CENTER LINE
DB	DEED BOOK
PL	PLAT BOOK
FE	FIELD ELEVATION
EDP	EDGE OF PAVEMENT
BC	BACK OF CURB
RB	REBAR

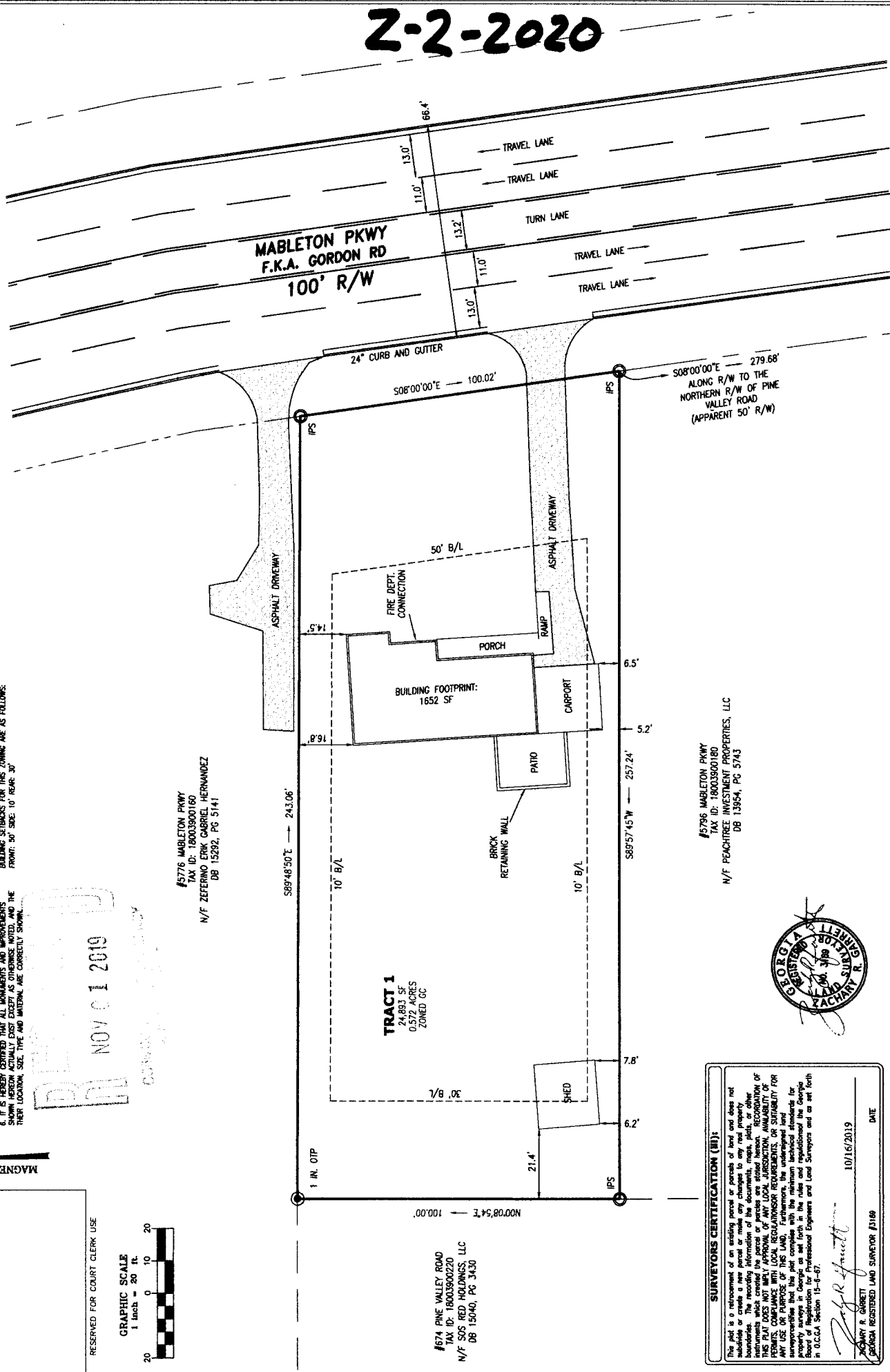
**FLOOD NOTE:**  
I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13067C G04G, WITH AN EFFECTIVE DATE OF 12/16/2009 AND DETERMINED THAT NONE OF THESE PROPERTIES IS WITHIN A SPECIAL FLOOD HAZARD AREA.

**PLANNING NOTES:**  
1. THERE ARE NO METERS OR STREAMS LOCATED ON THIS PROPERTY.

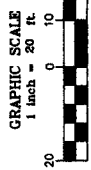
**DEED AND PLAT REFERENCES:**  
1. I HAVE REVIEWED THE RECORDING RECORDS IN DEED BOOK 15292, WITH AN EFFECTIVE DATE OF 12/16/2009 AND DETERMINED THAT NONE OF THESE PROPERTIES IS WITHIN A SPECIAL FLOOD HAZARD AREA.

**ZONING NOTES:**  
THIS PROPERTY IS ZONED G2 (GENERAL COMMERCIAL). BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:  
FRONT: 30' SIDE: 10' REAR: 30'

**SURVEY NOTES:**  
1. THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF 1 FOOT IN 100,000 FEET AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.  
2. THE PLAT IS BASED ON THE ORIGINAL SURVEY RECORDS OF THE SURVEYOR AND THE ORIGINAL SURVEY RECORDS WERE OBTAINED WITH A TRIMBLE 5600 GPS RECEIVER.  
3. ALL IRON PINS SET ARE 1/2" REBAR UNLESS NOTED OTHERWISE.  
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.  
5. IT IS HEREBY CERTIFIED THAT ALL METERS AND STREAMS LOCATED ON THIS PLAT ARE CORRECTLY SHOWN.  
6. THE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.



NOV 01 2019



RESERVED FOR COURT CLERK USE

#674 PINE VALLEY ROAD  
TAX ID: 18003900220  
N/F SOS RED HOLDINGS, LLC  
DB 15040, PG 3430

#5796 MABLETON PKWY  
TAX ID: 18003900180  
N/F PEACHTREE INVESTMENT PROPERTIES, LLC  
DB 13954, PG 5743

**SURVEYORS CERTIFICATION (BD):**

This plat is a representation of an existing parcel for which the plat and data not included herein were prepared or were obtained from a previous survey or other boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF ANY USE, OR PURPOSE OF THIS LAND. Furthermore, the undersigned and the surveyors certify 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 10-6-67.

*Garrett Land Surveying, LLC*  
10/16/2019 DATE

JERRY R. GARRETT  
REGISTERED LAND SURVEYOR #1189



STATE: GEORGIA	LANDLOT: 39	REVISION INDEX:
COUNTY: COBB	TAX ID: 18003900170	
CITY/TOWN: AUSTIN	LAND DISTRICT: 18	
	DATE OF FIELD WORK: 10/17/2019	

RETRACEMENT SURVEY FOR:  
**MOND IGBINOWAHNIA**  
5786 MABLETON PARKWAY SW, MABLETON, GA 30126

## 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): 24,394 FT 2,545 FT (HOUSE)
- b) Proposed building architecture: SINGLE FAMILY HOME
- c) List all requested variances: N/A

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

- a) Proposed use(s): PERSONAL CARE HOME
- b) Proposed building architecture: SINGLE FAMILY HOME
- c) Proposed hours/days of operation: 24 HOURS
- d) List all requested variances: NONE

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

N/A

This property has been utilized as a group home previously approved for  
6 residents and this rezoning request is a continuation of the formal rezoning

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**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