



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-62
Public Hearing Dates:
PC: 10-6-20
BOC: 10-20-20

SITE BACKGROUND

Applicant: Ravella Conrad

Phone: 770-876-0933

Email: ravellaconrad@gmail.com

Representative Contact: Ravella Conrad

Phone: 770-876-0933

Email: ravellaconrad@gmail.com

Titleholder: A.J. Rehman

Property location and address: Located on the south side of Veterans Memorial Highway, east of Allen Road (334 Veterans Memorial Highway).

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial)

Current use of property: Church

Proposed zoning: NRC (Neighborhood retail commercial)

Proposed use: Catering Kitchen, Restaurant

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 0.366

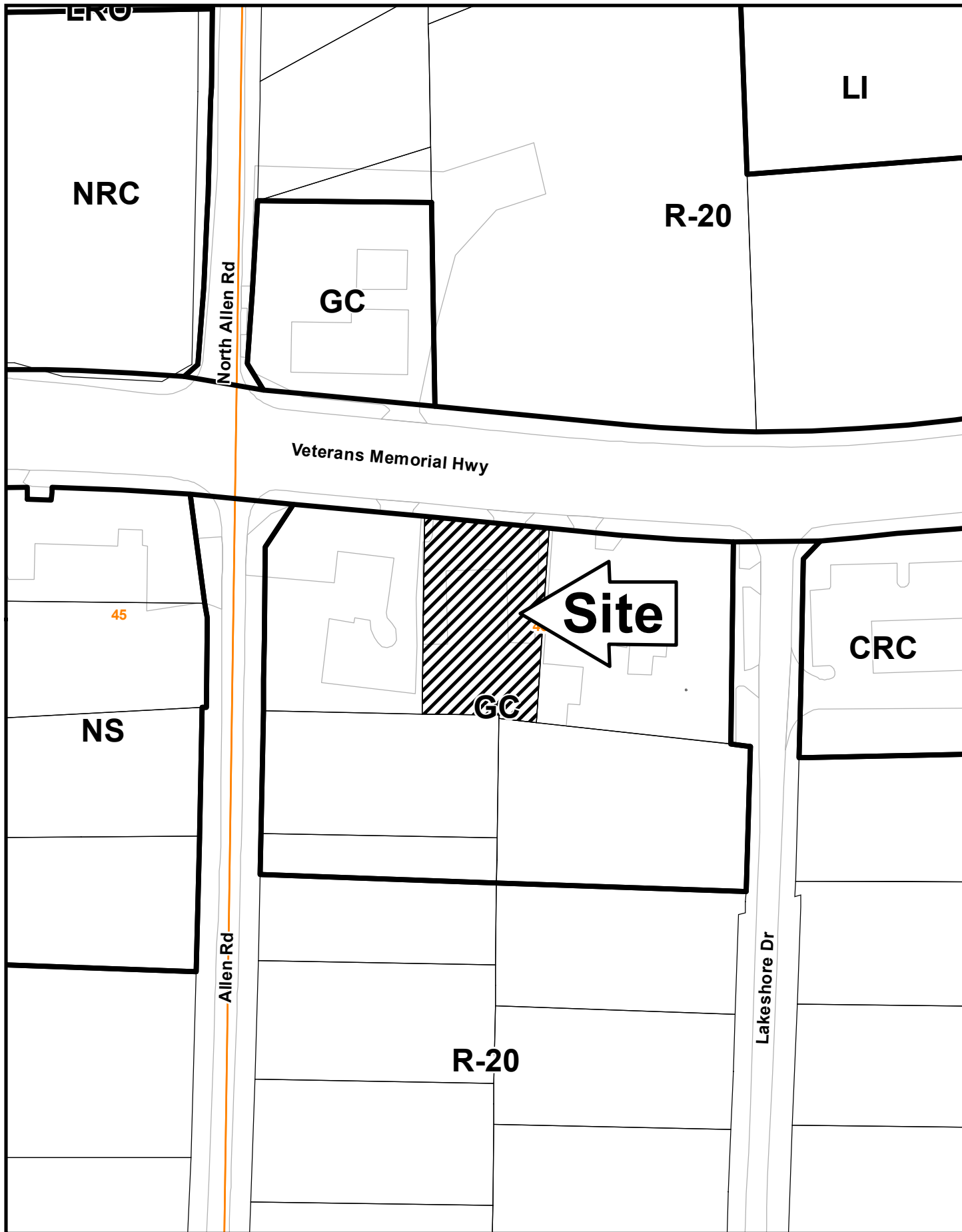
District: 18

Land Lot: 46

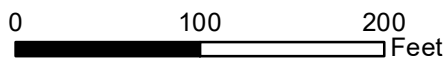
Parcel #: 18004600470



Taxes Paid: Yes

Z-62 GIS



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



 Zoning Boundary
 City Boundary

VETERAN'S MEMORIAL HWY. (A.K.A. U.S. 278) (90' R/W)

RAVELLA CONRAD

LOCATED IN LAND LOT 46, 18TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

334 VETERANS MEMORIAL HIGHWAY

**AREA = 0.366 ACRES
15,940 SQ. FT.**

PROPOSED ZONING: NRC

SETBACKS:
FRONT - 60'
SIDE - 15'
REAR - 30'
MIN. LOT AREA: 20,000 SQ. FT.

NO CEMETERIES OR WETLANDS HAVE BEEN
DETECTED ON THIS SITE BY THIS FIRM.



REVISIONS	DESCRIPTION
DATE	

TECHNICAL DATA
TRAVERSE PRECISION: 1/17,882
ANGLE ERROR: 3 SEC. PER ANG
SURVEY ADJUSTMENT: LEAST SQUARES
EQUIPMENT: TOPCON GTS-303
PLAT PRECISION: 1/56,006



THE RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYOR
2981 POWDER SPRINGS RD
MARIETTA, GEORGIA 30068
(770) 943-9503
E-MAIL: BEN@CRUSSELLE.COM

Z-62-2020
Site Plan

PROJ. NO. C07048 FILE: C07048.DWG
FIELD SURVEY DATE: 07/09/2020
PLAT DATE: 07/15/2020 SCALE: 1" = 20'

FLOOD STATEMENT

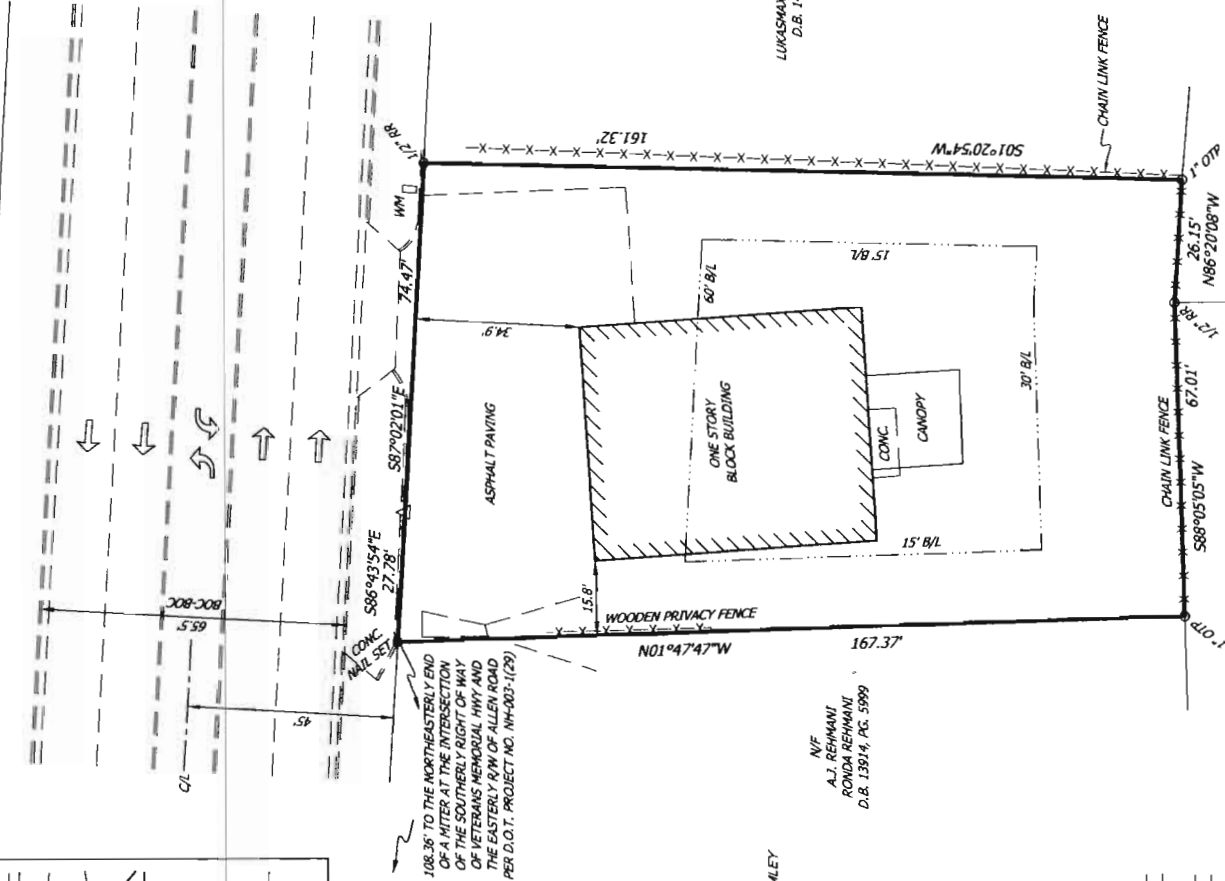
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE
RATE MAPS, COMMUNITY PANEL NO. 13067C0208J
EFFECTIVE DATE: OCTOBER 5, 2018
THE MAP GRAPHICALLY DEPICTS THE SUBJECT
PROPERTY TO BE IN ZONE: "X"

"X" = AREAS DETERMINED TO BE OUTSIDE THE 1%
ANNUAL CHANCE FLOODPLAIN

RECEIVED
AUG 07 2020

COBB CO. COMM. DEV. AGY.
ZONING DIVISION

N/F
LUKASMAX PROPERTIES, LLC
D.B. 14738, PG. 3105



N/F
TOMMY GLENN BAGWELL
D.B. 15513, PG. 1403

N/F
A.J. REHMANI
RONDA REHMANI
D.B. 13914, PG. 6802

N/F
A.J. REHMANI
RONDA REHMANI
D.B. 13914, PG. 5989

SURVEY NOTES:

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSAULTS MAKING SURVEYING FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

IF BUILDING SETBACKS ARE SHOWN HEREON THEY ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE BELIED UPON AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

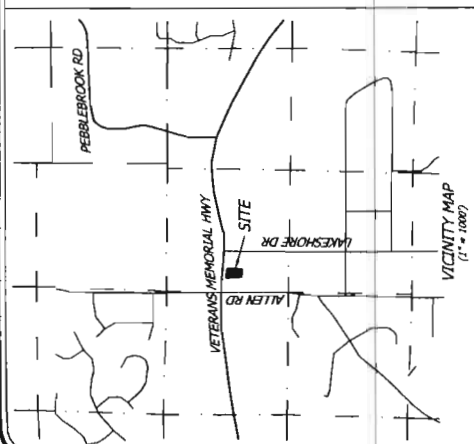
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

SURVEY REFERENCES

- DEED IN FAVOR OF A. J. REHMANI & RONDA REHMANI RECORDED IN DEED BOOK 14252, PAGE 1420
- DEED IN FAVOR OF A. J. REHMANI & RONDA REHMANI RECORDED IN DEED BOOK 14252, PAGE 1420 PREPARED BY THE RUSSELLE COMPANY DATED DECEMBER 17, 1998
- RIGHT OF WAY DEED OUT OF WILLIAM L. BELL INVOLVING D.O.T. PROJECT NO. REF-003-1(29) RECORDED IN DEED BOOK 6888, PG. 184

LEGEND

- CORNER MONUMENTATION:
 ● IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD
 ○ CORNER FOUND
 ○ UNMONUMENTED CORNER
 ⊙ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- X — X — FENCE LINE
 RR = STEEL REINFORCING ROD
 OTP = OPEN TOP WATER PIPE
 CTP = CRIMPED TOP WATER PIPE
 PP = POWER POLE
 CL = CENTERLINE
 BL = BUILDING LINE
 RW = RIGHT OF WAY
 L.L.L. = LAND LOT LINE
 W = WATER MAINS
 G = GAS MAINS
 E = OVERHEAD POWER LINES
 S = SANITARY SEWER MAIN
 SS = SANITARY SEWER MAIN
 NF = NOW OR FORMERLY OWNED BY
 NSAB = NAIL SET AT BASE
 NFAB = NAIL FOUND AT BASE
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 RW MON. = CONCRETE RIGHT OF WAY MONUMENT



RECEIVED
AUG 07 2020

Application No. Z-62

COBB CO. COMM. DEV. AGENCY
CONNEC. GA.
Summary of Intent for Rezoning

.....
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): Commercial Catering Kitchen
- b) Proposed building architecture: Brick
- c) Proposed hours/days of operation: 7:00 a.m. - 1:00 p.m.
- d) List all requested variances: N/A

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

N/A

.....
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

IMPACT OF PROPOSED REZONING

Z-62-2020
Impact
Statement



Property Address:

334 Veterans Memorial Hwy. SE, Mableton, GA 30126

- a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal for use of a commercial kitchen is suitable in view of the use and development of adjacent and nearby properties.

- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The zoning proposal will not affect the existing use or usability of adjacent or nearby properties.

- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property is currently zoned GC that is currently being phased out.

- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

Zoning proposal is in conformity with the policy and intent of the land use plan.

- f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

We provide catered kids meals to schools. Meals are delivered to the schools. There will be no individual take out meals. Only staff cars will be on the property.