



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-8-2022

SITE BACKGROUND

Applicant	Streamline Development Partners
Phone	662-638-3698
Email	jdp@sldpllc.com
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	Galaxy Properties & Investment, Inc.
Property Location	Located on the east side of Hickory Trail, on the southwest side of Veterans Memorial Highway
Address	Veterans Memorial Highway
Access to Property	Hickory Trail, Veterans Memorial Highway

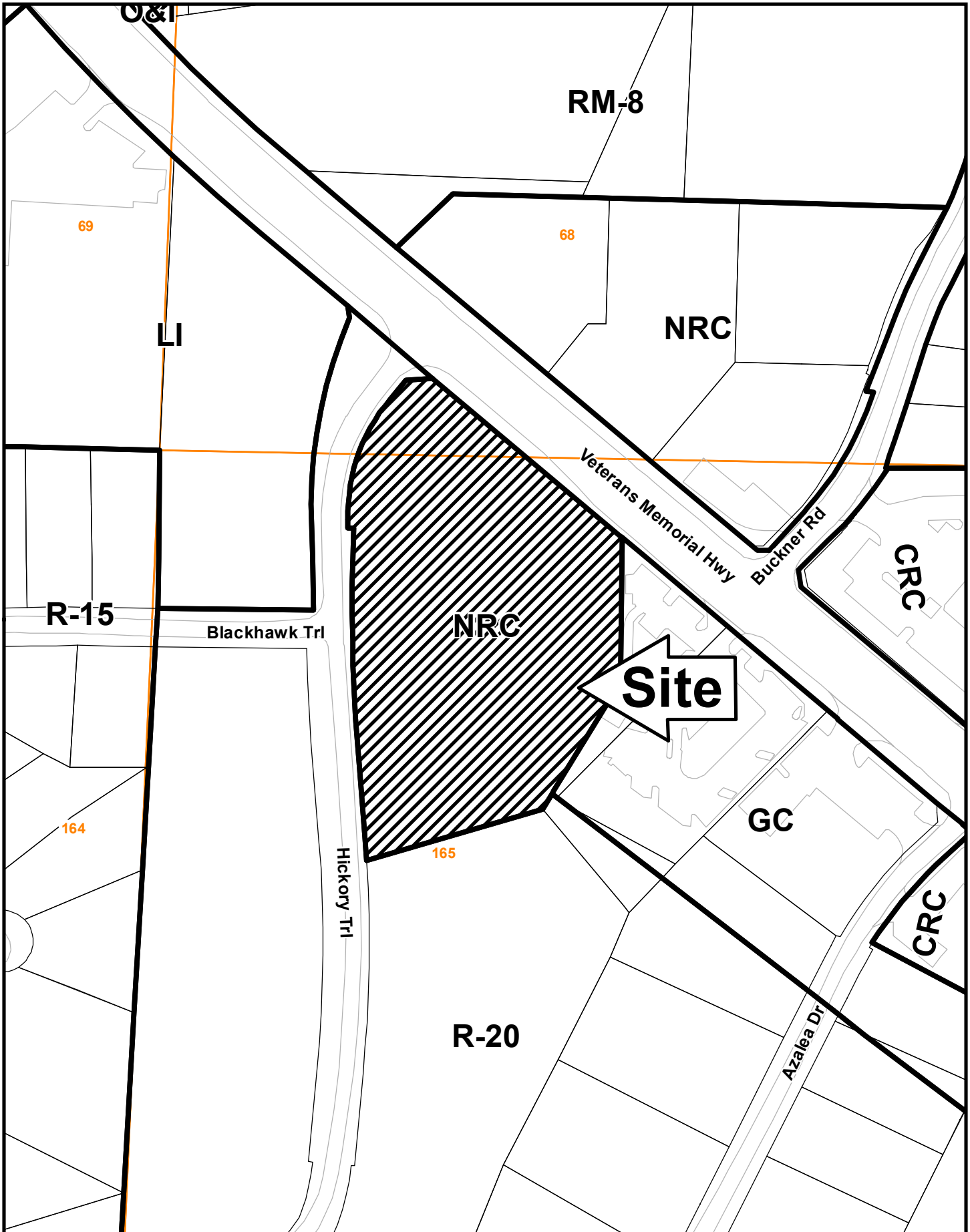
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	NRC
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	NRC
Proposed Use	Retail commercial, Restaurants
Future Land Use	NAC
Site Acreage	3.804
District	18
Land Lot	68, 165
Parcel #	18016500240
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



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Z-8 2022-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-8 Aerial Map



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0 100 200
Feet

Land Lot
City Boundary

Application No. Z-_____

PC: Feb. 1, 2022

BOC: Feb. 15, 2022

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): Commercial Retail & Restaurant(s)
- b) Proposed building architecture: As shown on Renderings/elevations
(to be provided under separate cover)
- c) Proposed hours/days of operation: 7 a.m. - 7 p.m. - Retail; 6 a.m. - 11 p.m. Restaurant(s)
- d) List all requested variances: As shown on submitted site plan.
- _____
- _____
- _____

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

See attached

.....
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.

* Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the Rezoning process.

Streamline Development Partners – Summary of Intent for Rezoning

Part 3. Other Pertinent Information (additional information)

The Subject Property was included as part of a 16.05 acre assemblage which was rezoned to NRC in 2016 (Z-71) with an attendant SLUP for a private school. Because of the intensity of the proposed private school, its scale and size of the facility, the rezoning was approved use specific. The private school never closed on the assembled properties. Since that time the Subject Property has lain idle and undeveloped. The property is located within a Neighborhood Activity Center ("NAC") FLUM designation on 3 sides and the property located to the south of the Subject Property is designated as MDR, but which is mostly undeveloped. Along Veterans Memorial Highway the existing zonings include GC, CRC, NRC and LI. The proposed use will provide a step-down type use along Veterans Memorial Highway and will supply relatively small neighborhood services with a minimum of consumer travel.



ZONING IMPACT STATEMENT FOR THE
REZONING APPLICATION
OF STREAMLINE DEVELOPMENT PARTNERS

COMES NOW, STREAMLINE DEVELOPMENT PARTNERS, and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings and uses located along this section of the Veterans Memorial Highway Corridor. To the east of the Subject Property along Veterans Memorial Highway is developed as a Dunkin' Donuts, McDonalds restaurant, and is otherwise contiguous to commercially zoned and utilized properties which run along Veterans Memorial Highway from Hickory Trail to Azalea Drive and beyond.

Along the southern boundary of the Subject Property there is undeveloped R-20 zoned property which is located within an area designated as Medium Density Residential on the FLUM. To the west, across Hickory Trail, are zoned and utilized LI properties. Directly across Veterans Memorial Highway is currently being development for a shopping center, including Dollar Tree Store, Guthrie's Restaurant, Extra Space Storage and other retail establishments.

This proposal will provide a premier retail commercial auto accessory and supply business and a restaurant(s), both of which will supply necessities and will be supported by the quantity of nearby industrial-type, commercial and residential uses within this sub-area of Cobb County.

- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, the preponderance of which are commercial, industrial-type and residential uses. A preponderance of the properties located along the north and south sides of this section of Veterans Memorial Highway are commercially zoned and utilized.
- C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that it was rezoned specifically for the use of a private school as part of Z-71 and SLUP-10 of 2016, precluding any other use on the property.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the Subject Property lying within a NAC designation.
- F. There is no substantial relationship between the existing zoning classification of the Conditional NRC with a SLUP for a private school only which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along the Veterans Memorial Highway Corridor, there are no established land use planning principles or political considerations which would have an adverse effect upon this proposed rezoning.

Respectfully submitted, this the 2nd day of December, 2021.

SAMS, LARKIN & HUFF, LLP

By: 

GARVIS L. SAMS, JR.

Attorney for Applicant

Streamline Development Partners

Ga. Bar No. 623950

