



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-27-2022

### **SITE BACKGROUND**

Applicant	Broward Development
Phone	404-242-5296
Email	bweiner@gmail.com
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	Carol Ann Waddell and Christina Waddell Holcombe, Stephen R. Pendleton and Victoria B. Pendleton
Property Location	Located on the northeast side of Mableton Parkway and on the southwest side of Cardell Circle, north of Hunnicut Road
Address	6949 Mableton Parkway
Access to Property	Mabelton Parkway

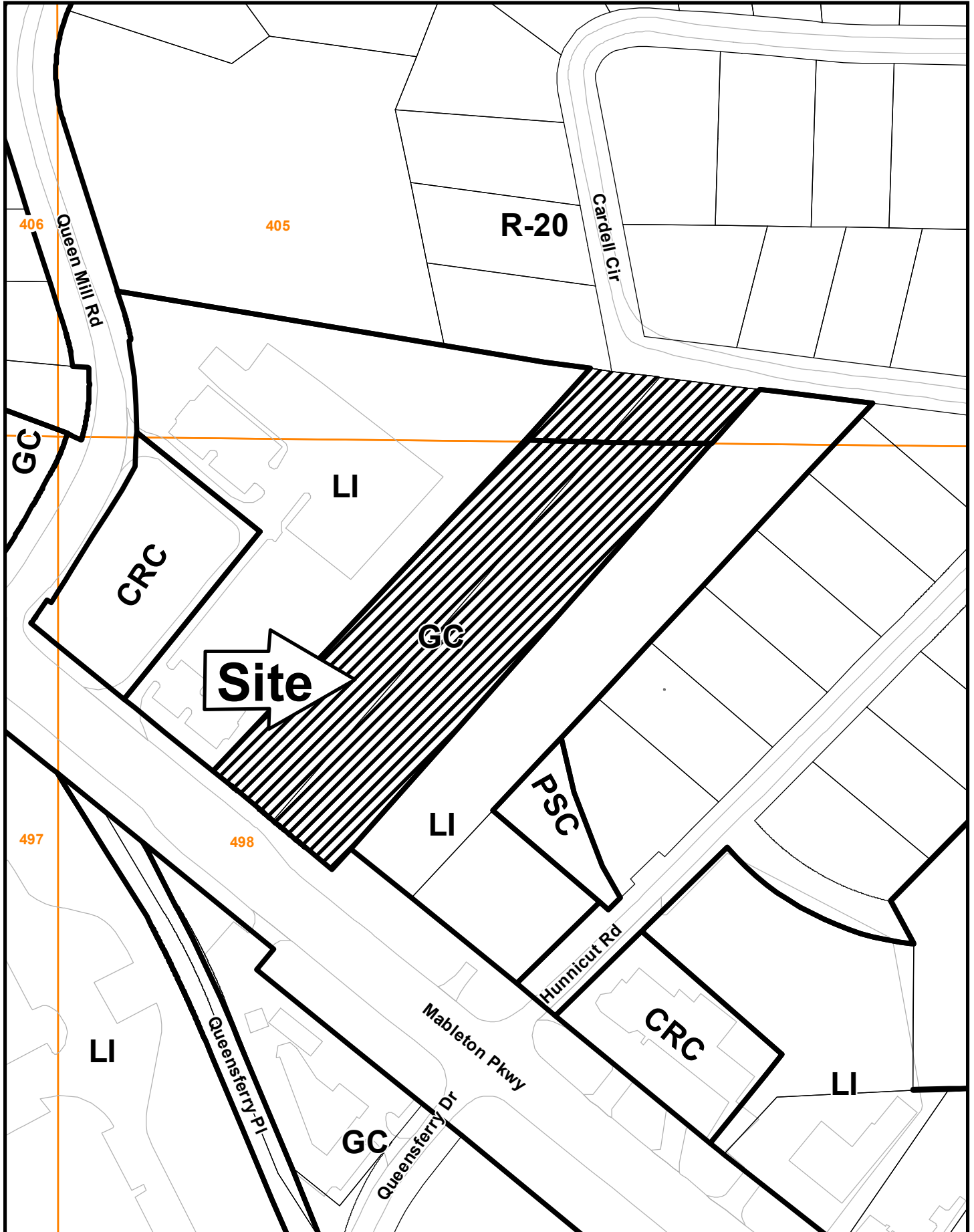
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	GC, R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	LI, R-20
Proposed Use	Climate Controlled Self Storage, Single family residential lot
Future Land Use	PIA, ic
Site Acreage	3.41
District	18
Land Lot	405, 498
Parcel #	18049800030, 18049800040
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



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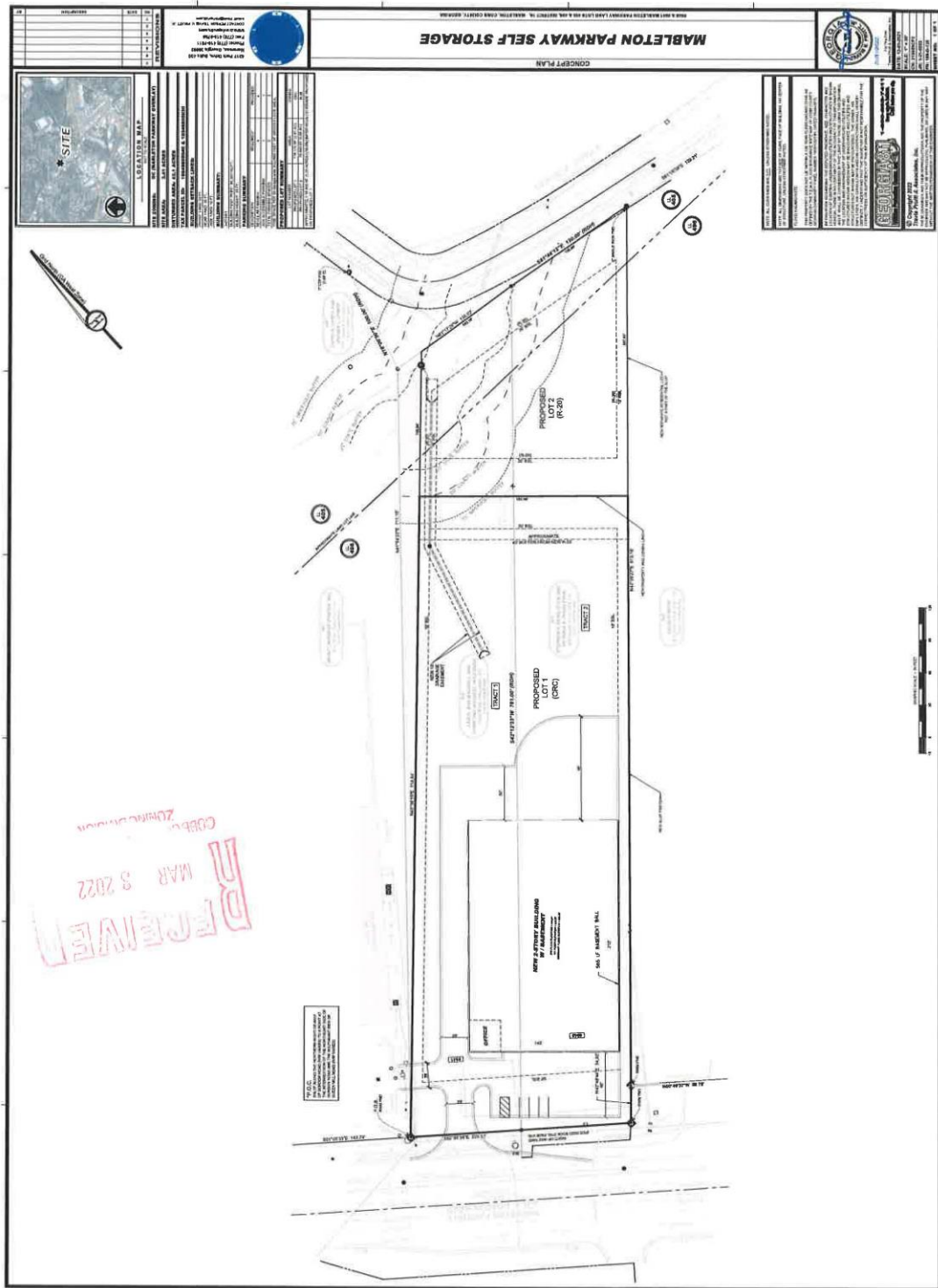
# Z-27 2022-GIS



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-27 Aerial Map



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

Application No. Z- 27

PC Hearing: 05/03/2022  
BOC Hearing: 05/17/2022

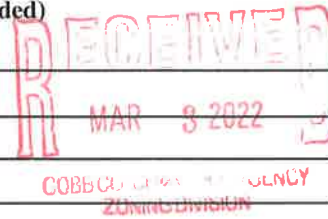
## Summary of Intent for Rezoning

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:



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

a) Proposed use(s): Climate Controlled Self-Service Storage Facility ("CCSSSF")

b) Proposed building architecture: See architectural renderings/elevations attached and submitted concurrently with this Application.

c) Proposed hours/days of operation: Typical hours for CCSSSF business.

d) List all requested variances: None at this time.

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

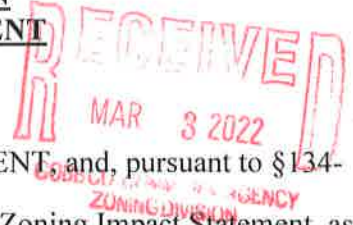
The Subject Property is located within the confines of Priority Industrial Area ("PIA") under Cobb County's Future Land Use Map. The proposed CCSSSF will have much less traffic, noise and/or other adverse circumstances than other uses typically allowed in the PIA node.

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.



**ZONING IMPACT STATEMENT FOR THE**  
**REZONING APPLICATION**  
**OF BROWARD DEVELOPMENT**



COMES NOW, BROWARD DEVELOPMENT, 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 in direct contiguity to the subject property and along Mableton Parkway. Also, the development proposal is supported by the adjacent commercial uses and nearby residential developments.
- 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 retail commercial and industrial.
- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the GC and R-20 zoning classifications.
- 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 the proposed Amendment to the Cobb County Zoning Ordinance adding CCSSSFs to the list of Permitted Uses in both the LI and HI zoning districts. The LI and HI zoning districts support uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map under the Priority Industrial Area ("PIA") land use designation. The proposed use will have less impact on the area than other uses and purposes that are contemplated under the PIA future land use designation.

The last Rezoning Application submitted in compliance with the PIA (No. Z-16 [2017]) was for the purpose of a Truck Transfer Terminal and was supported by Staff because of the PIA designation; however, that Application was denied by the Board of Commissioners on April 18, 2017.

- F. There is no substantial relationship between the existing GC and R-20 zoning classifications which limit the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of Mableton Parkway, the proposed development will be less intense than other uses that could be allowed in the LI and HI zoning districts in the PIA.

Respectfully submitted, this the 3<sup>rd</sup> day of March, 2022.

SAMS, LARKIN & HUFF, LLP

By: 

GARVIS L. SAMS, JR.  
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