



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

SLUP-3-2023

### **SITE BACKGROUND**

Applicant	Alexandria Holdings Group Inc.
Phone	678-908-5571
Email	jounhanna@gmail.com
Representative Contact	Goun Hanna
Phone	678-908-5571
Email	jounhanna@gmail.com
Titleholder	Lux Homes, LLC
Property Location	Located on the south side of Veterans Memorial Highway, west of Puckett Drive
Address	621, 633, 651 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

### **QUICK FACTS**

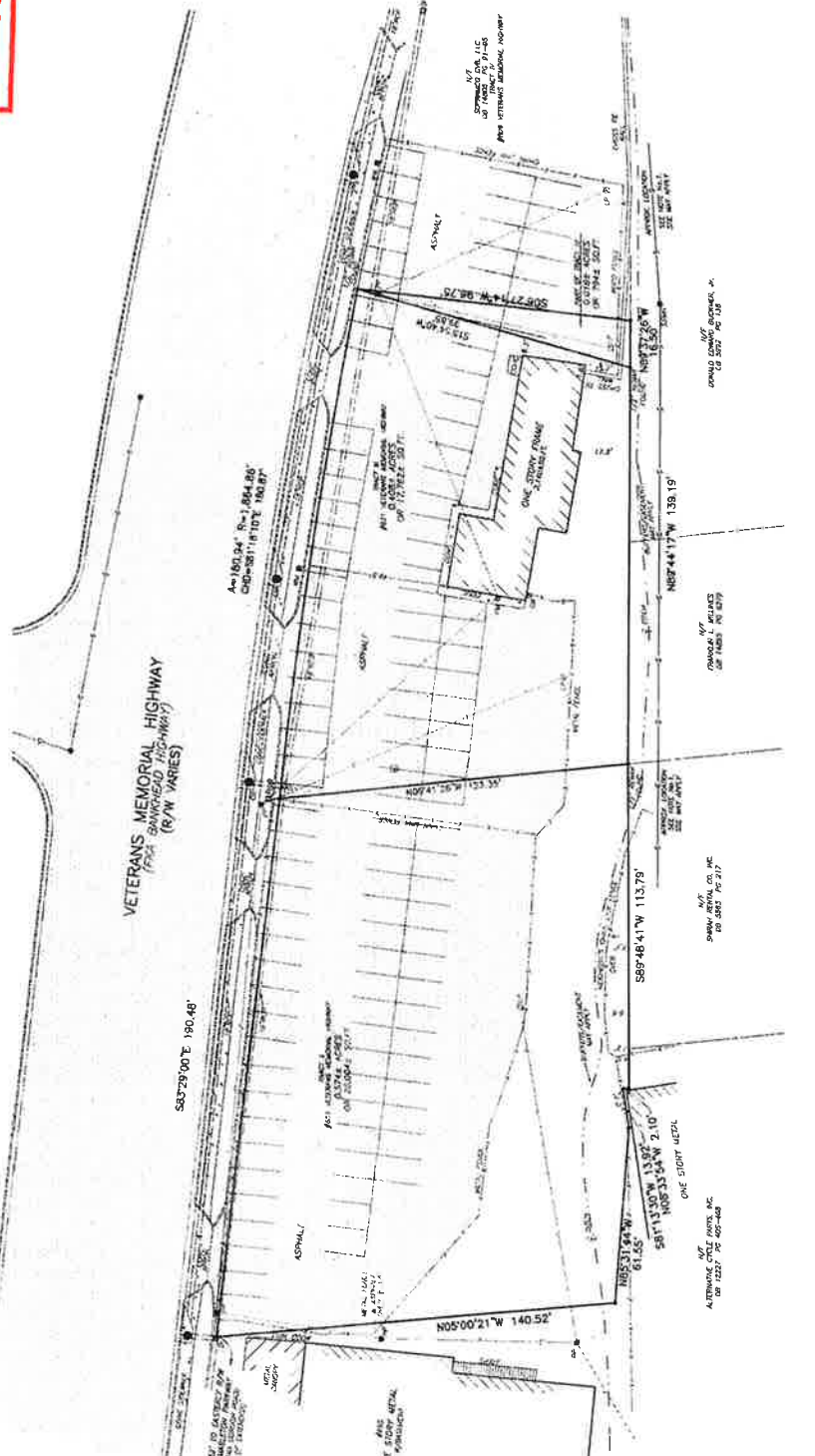
Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Used auto sales
Proposed Zoning	SLUP
Proposed Use	Used auto sales
Future Land Use	MTC, cac
Site Acreage	1.0
District	17
Land Lot	37
Parcel #	17003700100, 17003700110, 17003700120
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

RECEIVED  
FEB 27 2023  
COBB COUNTY ZONING

MACNETIC N



**SURVEY NOTES**

1. TO SHOW SURVEY, PLANNING, CONSTRUCTION AND OTHER SERVICES UTILIZED TO CONDUCT THIS SURVEY AND TO PROVIDE THE NECESSARY RECORD OF THIS SURVEY TO THE PUBLIC, THE SURVEYOR HAS UTILIZED THE FOLLOWING METHODS AND INSTRUMENTS:  
A. A GNSS RECEIVER OF THE TYPE AND MAKE LISTED ON THE INSTRUMENT CERTIFICATE OF ACCURACY.  
B. A REAL TIME KINEMATIC (RTK) CORRECTION SERVICE PROVIDED BY A LOCAL BASE STATION OR A NETWORK SERVICE.  
C. A DISTANCE MEASUREMENT SYSTEM (DMS) OR A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
D. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
E. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
F. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
G. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
H. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
I. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).  
J. A DISTANCE MEASUREMENT SYSTEM (DMS) WITH AN INTEGRATED DISTANCE MEASUREMENT SYSTEM (DMS).
2. SURVEY POINTS WERE ESTABLISHED BY THE FOLLOWING METHODS:  
A. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
B. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
C. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
D. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
E. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
F. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
G. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
H. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
I. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.  
J. BY THE INTERSECTION OF SIGHT LINES AND AN ANGLE MEASUREMENT.
3. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE(S):  
A. FEBRUARY 15, 2023.  
B. FEBRUARY 15, 2023.  
C. FEBRUARY 15, 2023.  
D. FEBRUARY 15, 2023.  
E. FEBRUARY 15, 2023.  
F. FEBRUARY 15, 2023.  
G. FEBRUARY 15, 2023.  
H. FEBRUARY 15, 2023.  
I. FEBRUARY 15, 2023.  
J. FEBRUARY 15, 2023.
4. THE SURVEY WAS CONDUCTED AT THE FOLLOWING LOCATION(S):  
A. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
B. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
C. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
D. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
E. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
F. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
G. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
H. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
I. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.  
J. VETERANS MEMORIAL HIGHWAY AND ADJACENT LOTS.
5. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS:  
A. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.  
B. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.  
C. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.  
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7. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS:  
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H. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.  
I. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.  
J. THE SURVEY WAS CONDUCTED UNDER THE FOLLOWING CONDITIONS.

**LEGEND**

ASPHALT

CONCRETE

WOOD

IRON PIPE

STEEL PIPE

CURB

CONCRETE WALL

WOOD WALL

BRICK WALL

STONE WALL

IRON NAIL

WOOD NAIL

STEEL NAIL

CONCRETE NAIL

WOOD NAIL

STEEL NAIL

CONCRETE NAIL

WOOD NAIL

STEEL NAIL

CONCRETE NAIL

**REFERENCE MATERIAL**

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**TOTAL AREA = 1,000.6 ACRES  
OR 43,800.2 SQ. FT.**

821 & 851  
VETERANS MEMORIAL HIGHWAY, SW  
MABLETON, GEORGIA

SURVEY FOR  
ALLEN CALIONI

LAND LOT 37  
DISTRICT 4208  
COBB COUNTY, GEORGIA

SECTION 2ND

DATE

NO. 81

**ME LUNG SURVEYING & ENGINEERING, INC.**

4810 PINEBROOK DRIVE, SUITE 101  
MABLETON, GEORGIA 30149  
PHONE: 404.855.8888 FAX: 404.855.8889  
WWW.MELUNGSURVEYING.COM

This survey was made on 02/15/23  
for the property of ALLEN CALIONI  
15097025004.16, 2008  
Cobb County, Georgia

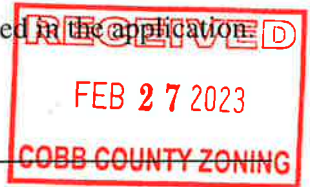
By:  Date: 02/15/23

NO.	REVISION	DATE

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS  
TO ACCOMPANY APPLICATION FOR SPECIAL LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that \_\_\_\_\_

Gonn Hanna intends to make an application for a Special Land Use Permit for the purpose of Used Car Lot on the premises described in the application.



	Signature	Printed name	Address
1.		Gonn Hanna	633 Veterans Memorial Dr SW
2.		Gonn Hanna	609 Veterans Memorial Dr SW
3.			12
4.			
5.			
6.			
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19.			
20.			

(Attach additional pages if necessary)

Revised October 1, 2009