



VICINITY MAP
N.T.S.

2-28-2023
RECEIVED
JUN 0 1 2023
COBB COUNTY ZONING

PROPERTY AREA 0.667 AC (29,077 SF)
ZONING GC
PROPOSED ZONING NRC

FRONT BUILDING SETBACK 50'
MAJOR SIDE BUILDING SETBACK 25'
MINOR SIDE BUILDING SETBACK* 15'
REAR BUILDING SETBACK** 30'
LANDSCAPE BUFFER 20'

RETAIL PARKING REQUIREMENT 1 SPACE PER 285 SF
PROPOSED BUILDING AREA 7,200 SF
PARKING REQUIRED 25 PARKING SPACES
PARKING PROPOSED*** 18 PARKING SPACES

*VARIANCE REQUEST FOR MINOR SIDE BUILDING SETBACK REDUCTION FROM 15' TO 10'.
**VARIANCE REQUEST FOR REAR BUILDING SETBACK REDUCTION FROM 30' TO 20'.
***VARIANCE REQUEST FOR PARKING REDUCTION

ONE POINT, LLC
770-648-3317
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330 VETERANS MEMORIAL HWY DEVELOPMENT
JURISDICTION: COBB COUNTY, GA
LOCATION: 330 VETERANS MEMORIAL HWY SE MABLETON, GA 30126



REVISIONS

SITE PLAN

SHEET # DATE:
C01 05/31/23