



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-42-2023

### **SITE BACKGROUND**

Applicant	William and Lydia Tiku
Phone	770-272-9470
Email	noelatiku@yahoo.com
Representative Contact	David G. Meyer
Phone	770-891-6588
Email	dmeyer@dgmllpc.com
Titleholder	William Tiku and Lydia Tiku
Property Location	Located on the south side of Blair Bridge Road, east of Thornton Road
Address	Blair Bridge Road
Access to Property	Blair Bridge Road

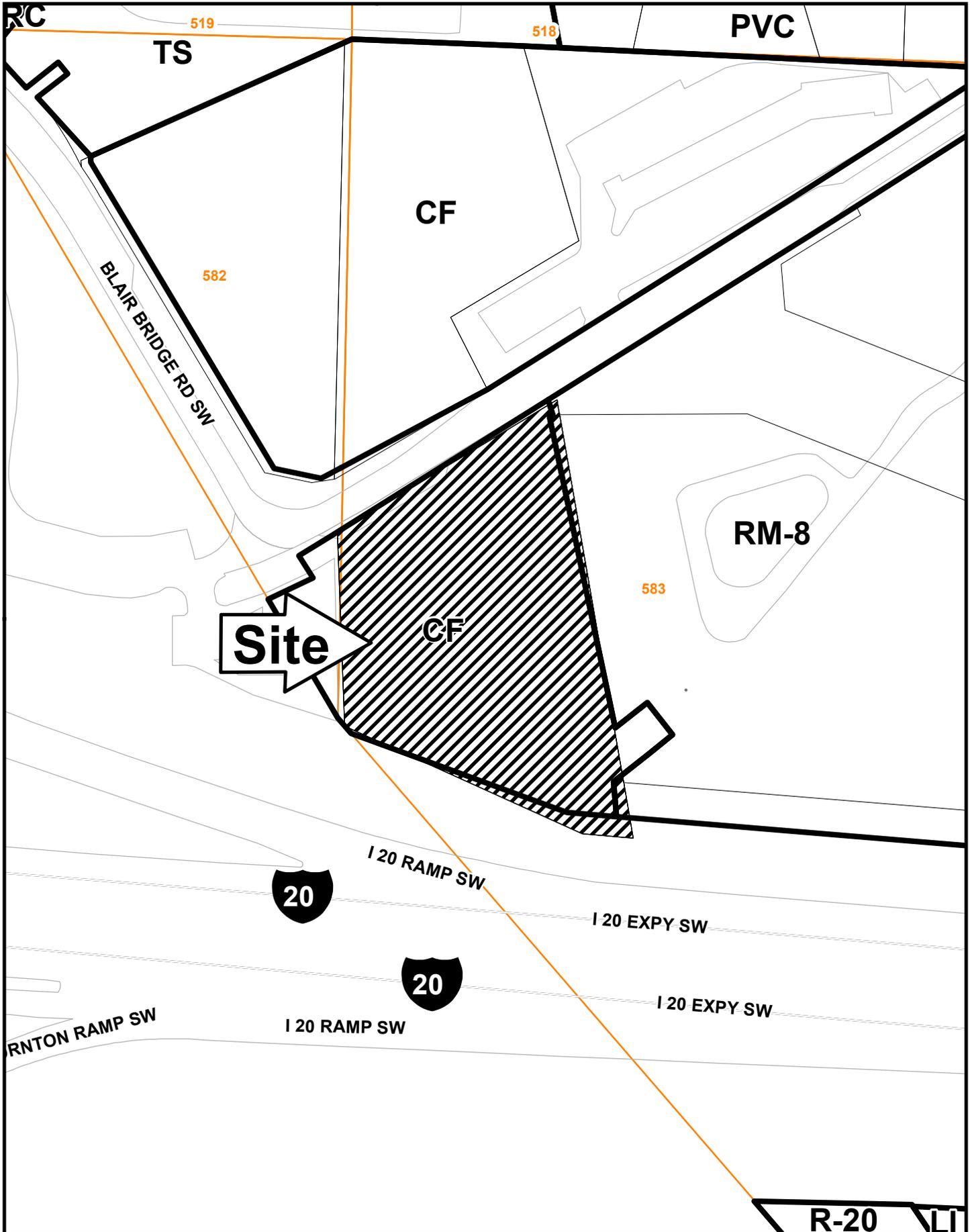
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	CF
Current Use of Property	Undeveloped lot
Proposed Zoning	NRC
Proposed Use	Climate Controlled Self Storage
Future Land Use	NAC
Site Acreage	1.81
District	18
Land Lot	583
Parcel #	18058300030
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

# Z-42 2023 GIS



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



-  Zoning Boundary
-  City Boundary

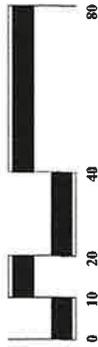
**Rezoning Plat**

# Blair Bridge Tract

Cobb County, Georgia Land Lot 583, 18th District, 2nd Section

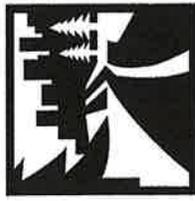
prepared for:

Tiku and Associates, P.C.  
2470 Windy Hill Road, Suite 116  
Marietta, Georgia 30067



Scale: 1" = 20'  
August 3, 2023

**DGM**  
LAND PLANNING  
CONSULTANTS, INC.



1635 Old Hwy 41  
SUITE 112-314  
KENNESAW, GA 30152  
770-514-9006  
DGMLPC.COM

## Site Data

Total Site Area: 1.81 AC

Present Zoning: CF

Proposed Zoning: NRC (w/SLUP)

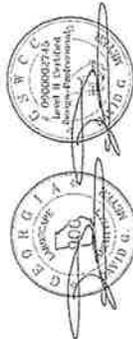
LI Setbacks:

- front 50'
- side 20'
- rear 40'

Total Building Area: 70,890 SF  
(3 story building x 23,630/floor)

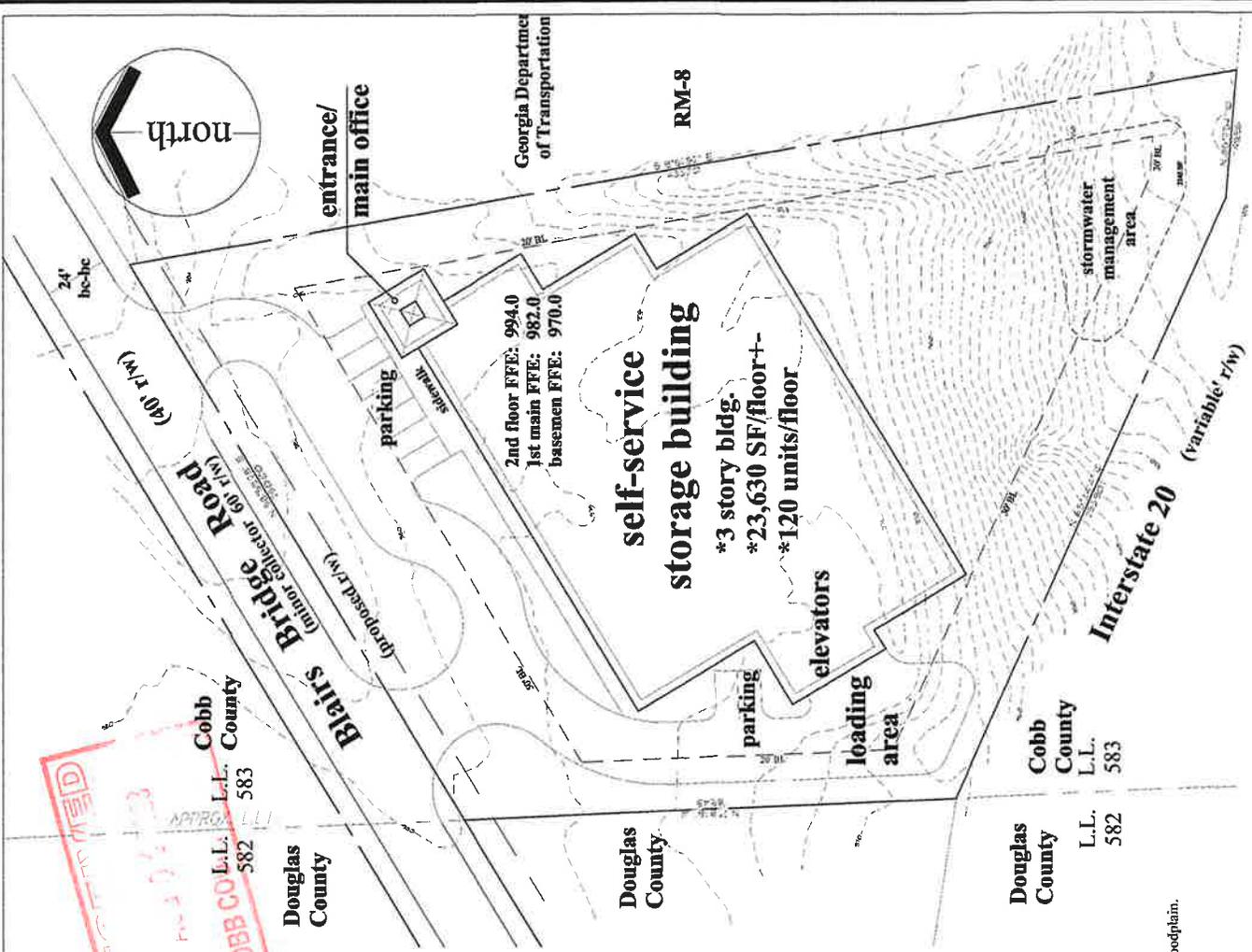
Total Units Shown: 360

5' x 5' x 4' locker	= 27
5' x 5' x 8' standard	= 96
5' x 10'	= 21
10' x 10'	= 42
10' x 15'	= 39
10' x 20'	= 9
10' x 25'	= 36
10' x 30'	= 90

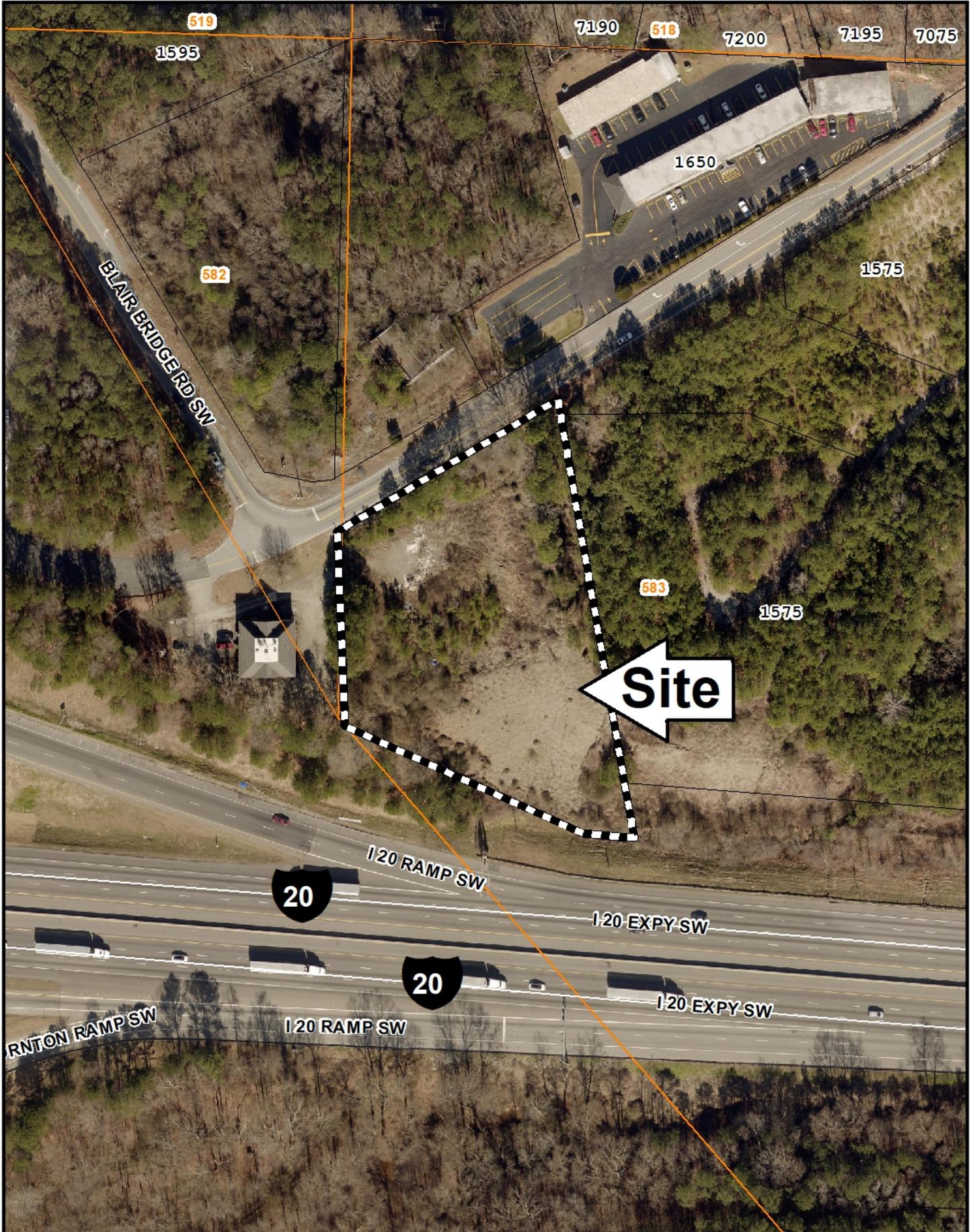


## General Notes:

1. Boundary taken from Cobb County Plat Book 23, page 147.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0204 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



# Z-42 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

## 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: n/a

c) List all requested variances: n/a



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

a) Proposed use(s): self service storage building/facility

b) Proposed building architecture: brick and concrete

c) Proposed hours/days of operation: storage gate hours: 6 am to 10 pm  
7 days/week

d) List all requested variances: \_\_\_\_\_

no known concurrent variance requests at this time

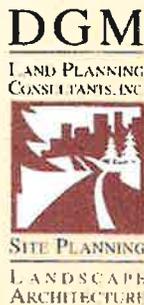
.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

none

.....  
**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



August 2, 2023



Mr. John Pederson, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, Georgia 300624

RE: Rezoning case Blair Bridge Road, William Tiku, and Lydia Tiku  
Question #9 on rezoning application

Dear Mr. Pederson:

I'm attaching this addendum to our rezoning application for answers to question #9 in the application:

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

This rezoning proposal will permit a suitable use that is suitable to nearby property. It is surrounded by I-20 to the south, commercial property (Douglas County) to the west, Future Commercial (CF) to the north across Blair Bridge Road, and RM-8 multifamily to the east. In addition, it is shown on the Cobb County Future Land Use Plan being located in a Neighborhood Activity Center. A perfect land use for providing storage needs for nearby apartments, townhomes, and higher density developments.

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

The existing adjacent property will not be adversely affecting the use of adjacent and nearby property. In fact, self-storage space will be a much-needed commodity in providing for the temporary storage needs for nearby apartments, townhomes, and higher density developments.

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

By definition CF (future commercial) was established to provide future commercial use once specific zoning has been granted. Thus, there is no reasonable economic use as this property is currently zoned. (Sec. 134-212 of the Cobb County zoning ordinance)

**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.**

Obviously, no additional student burden to schools will be created. Similar land uses already exist in the vicinity so this proposed development will also unlikely be an excessive burden on existing streets, transportation facilities, or utilities.

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

With regard to the land use plan, self service storage units are certainly in conformity with a Neighborhood Activity Center. We are amenable to changing our proposed zoning category to any other category that would be a better fit if that is what Cobb County recommends.

770 514-9006  
FAX 514-9491  
975 COBB PLACE  
BLVD, SUITE 212  
KENNESAW  
GA 30144  
DGM.LPC.COM

**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.**

As the nearby area continues to fill in with office, residential, and general business development, self-service storage space will always be in demand. This is obvious in terms of this area and what we are seeing in the rest of the county.

Please give me a call if you have any questions, Mr. Pederson. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'David G. Meyer', with a long horizontal flourish extending to the right.

David G. Meyer  
Representative of William Tiku, and Lydia Tiku