



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-43-2023

SITE BACKGROUND

Applicant	Suhel Kazani
Phone	678-656-6662
Email	suhel@globalimpex.net
Representative Contact	Eric Houston
Phone	770-437-8850
Email	ehouston@ingeniumenterprises.com
Titleholder	Global Finvest L.L.C.
Property Location	Located on the southeast side of Cooper Lake Road, on the northeast side of Veterans Memorial Highway
Address	8, 5699 Cooper Lake Road, Veterans Memorial Highway
Access to Property	Cooper Lake Road, Veteran Memorial Highway

QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Undeveloped lot
Proposed Zoning	NRC
Proposed Use	Convenience Store with fuel sales, retail
Future Land Use	NAC, LDR
Site Acreage	3.19
District	17, 18
Land Lot	17-180, 18-42
Parcel #	18004200590, 18004200110, 17018000470, 18004200120
Taxes Paid	Yes

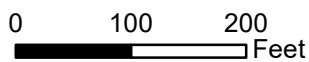
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-43 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



0 50 100 Feet

SCALE: 1" = 100'

COOPERS GLEN S/D
PLAT BOOK 239, PAGES 91-96

N/F
SOS RED HOLDINGS,
LLC.
DEED BOOK 9995,
PAGE 277

N. GRAVEL DRIVE
OVER P/L 4.9'

S 58°48'19"E 217.84'
30' REAR BUILDING SETBACK

LL-180

17th DISTRICT

APPROX LAND LOT LINE 40' REAR RESIDENTIAL BUFFER

DISRICT LINE

18th DISTRICT

MAJOR SIDE SETBACK

LL-180

LL-180

LL-180

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DETENTION AREA

N/F
BE ATTITUDES
ENTERPRISES, LLC.
DEED BOOK 13556,
PAGE 5501

N/F
BE ATTITUDES
ENTERPRISES, LLC.
DEED BOOK 13556,
PAGE 5501

RECEIVED
AUG 04 2023
COBB COUNTY ZONING

RIGHT-OF-WAY ONLY PER COBB COUNTY

RIGHT-OF-WAY ONLY PER COBB COUNTY

GAS

GAS

R/W MON.

GAS

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**VETERANS MEMORIAL HIGHWAY
(90' R/W) (A.K.A. US 78 & SR 8)**

SITE INFORMATION

JURISDICTION: COBB COUNTY

REQUESTED ZONING: NRC

REQUIRED BUILDING SETBACKS:

FRONT: 50'
SIDE: 25'
SIDE: 15'
REAR: 30'

REQUIRED PARKING:

31 SPACES
C-STORE: MIN. 5 SPACES, 1 SPACE PER EMPLOYEE
NEIGHBORHOOD RETAIL: 1 SPACE PER 200 SQ. FT.

PROPOSED PARKING :
9' X 18' (REGULAR) = 32
8' X 18' (HC) = 3
TOTAL = 35

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
ZONING: ±3.19 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13067C0206J, DATED 10/05/2018.

EXISTING INFORMATION:
PROVIDED BY BUSBEE & POSS LAND SURVEYING COMPANY, DATED 10/21/2022 (SEE SHEET C02.0).



08/03/2023



19445 SHUMARD OAK DR | SUITE 102 | LAND O LAKES, FL 34638
5991 PARKWAY NORTH BLVD | SUITE A | CUMMING, GA 30040

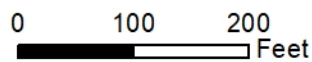
PROJECT #:	220192
PROJECT PM:	EH
JURISDICTION:	COBB COUNTY
ISSUE DATE:	08/03/2023
FILE NAME:	220192 C03 - REZONING SITE PLAN.DWG



6 COOPER LAKE ROAD
MABLETON, GA 30126
SITE PLAN FOR REZONING

Z-43 Aerial Map



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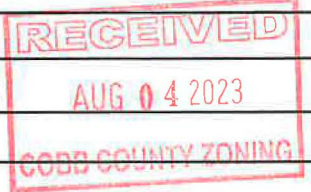
-  Zoning Boundary
-  City Boundary

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: N/A

- c) List all requested variances: N/A



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

- a) Proposed use(s): 10,000 sf Multi-Use with C-store
- b) Proposed building architecture: standard multi-tenant building with quality materials, exact colors TBD. Architecture to match district standards.
- c) Proposed hours/days of operation: Sunday-Saturday, 5:00am-12:00am
- d) List all requested variances: N/A, not applying for variance.

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

Maintain 40' natural buffer with residential
Aligned with operating hours of neighboring uses
Use is consistent with other neighboring uses

.....
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).

No



August 3, 2023

Cobb County
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



Re: Proposed Re-Zoning
C-Store
Veterans Memorial Highway (U.S. 78) and Cooper Lake Road

To Whom It May Concern,

Please let this letter serve as a request for Re-Zoning from GC to Neighborhood Retail Commercial (NRC). It is the intent of the owner to develop this site with 10,000 sf multi-use with C-store. This will be a standard multi-tenant building, within the City of Mableton, with quality materials, the exact colors TBD. The building architecture to match district standards.

After discussion with the Cobb County Planning Department, based on the intent of the proposed use, it was recommended that NRC would be an appropriate zoning for the desired project.

Please see documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- a. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:*
 - a. Yes. This is congruent with other uses in the trade area, as there are similar uses in the immediate vicinity along the corridor.
- b. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*
 - a. No. The proposed site will enhance the area and provide additional essential services to the surrounding community. As the site currently abuts residential to the North, a 40' buffer is proposed.
- c. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*
 - a. In order to best serve the community and the surrounding areas, the re-zoning would need to take place to be able to provide those essential services as is consistent with the Future Land Use and current trade area.

- 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;*
- a. It is not anticipated that this development will increase any burden on the traffic infrastructure, as the intended businesses will serve the existing traffic flow in the vicinity. Furthermore, in order to minimize any impact or safety concerns of the existing intersection of Veterans Memorial Highway (U.S. 78) and Cooper Lake Road, the locations of the proposed access points have been discussed with Cobb County Transportation and Georgia Department of Transportation as shown on the provided site plan.
- e. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan;*
- a. Yes. The Future Land Use Map assigns the lot as part of the Neighborhood Activity Center, and we are requesting to be re-zoned to Neighborhood Retail Commercial, which would be in conformity with the intent of the land use.
- 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.*
- a. The site does feature some design challenges that will be addressed at the time of design. The site plan has been carefully constructed in order to provide services to the community while simultaneously maintaining harmony with the surrounding areas.

Thank you,

A handwritten signature in black ink that reads "Erika Wakely". The signature is written in a cursive, flowing style. Below the signature is a solid horizontal line.

Erika Wakely
Project Manager
INGENIUM Enterprises, Inc.

PROJECT DETAILS

Project Name: 220192
 Project No:
 Country:
 Analyst Name: James Neff
 Date: 8/3/2023
 State/Province:
 Analysis Region:
 Type of Project:
 City:
 Built-up Area(Sq.ft):
 Clients Name:
 ZIP/Postal Code:
 No. of Scenarios: 4

SCENARIO SUMMARY

Scenarios	Name	No. of Land Uses	Phases of Development	No. of Years to Project Traffic	User Group	Entry	Exit	Total
Scenario - 1	Weekday Total	2	1	0		3428	3428	6856
Scenario - 2	Weekday AM Peak	2	1	0		245	245	490
Scenario - 3	Weekday PM Peak	2	1	0		245	239	484
Scenario - 4	Saturday Peak Hour	2	1	0		188	187	375