



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-46-2023

SITE BACKGROUND

Applicant	Morrison Building & Investment, LLC
Phone	678-698-2012
Email	morrisonbuilding@aol.com
Representative Contact	Rodney L. Morrison
Phone	678-698-2012
Email	rodneymorrison1@gmail.com
Titleholder	Morrison Building & Investment, LLC
Property Location	Located on the south side of Veterans Memorial Highway, north of Lee Road
Address	259 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

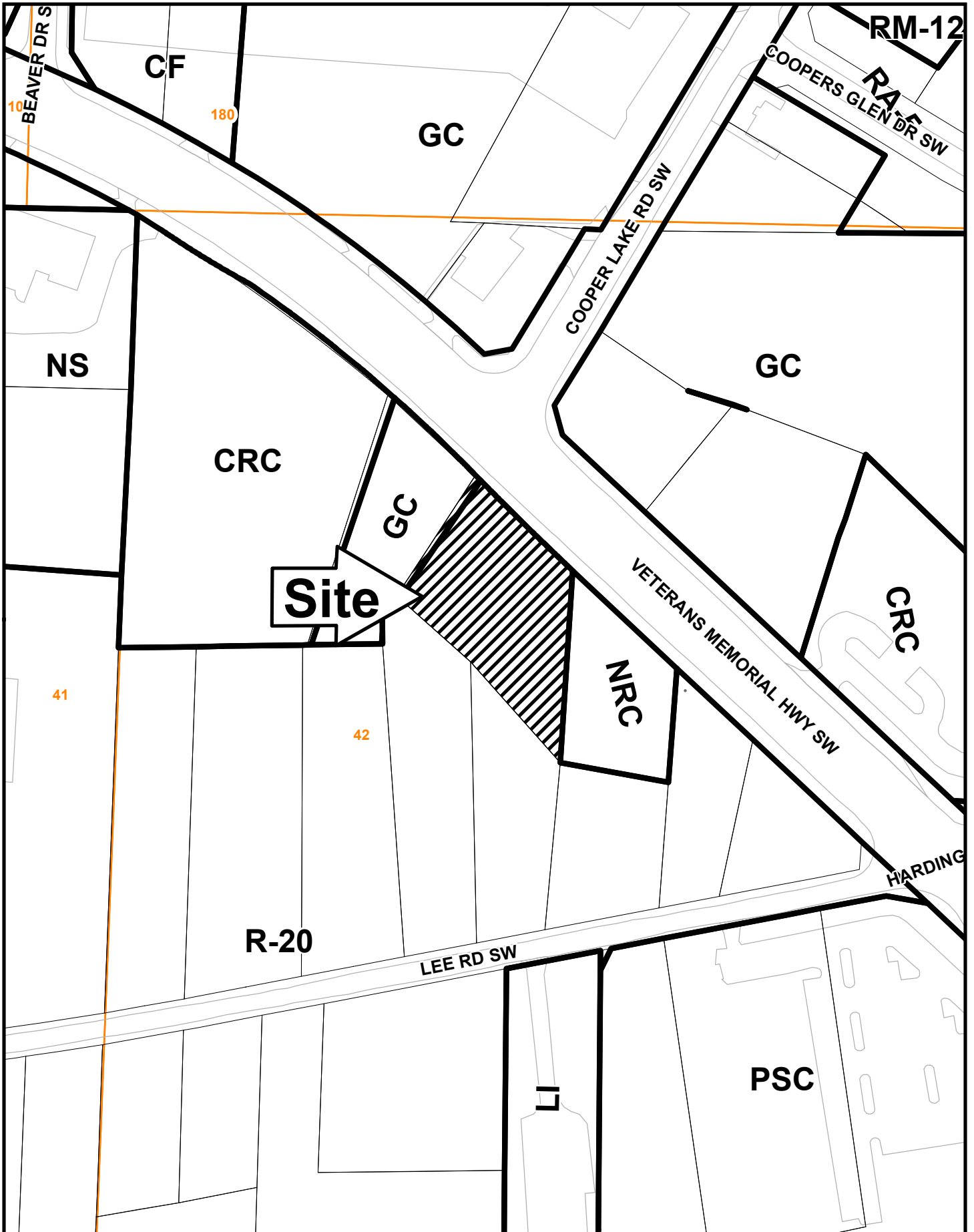
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	NRC
Proposed Use	Office
Future Land Use	NAC
Site Acreage	0.4
District	18
Land Lot	42
Parcel #	18004200210
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

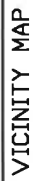
Z-46 2023 GIS



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



REZONE
FROM R20 TO NRC
USE- OFFICE/RETAIL

TREE CALCULATIONS

36inch plne
radius-36, pl-3,14
 $36^2 \times 3,14 = 4069,44 \text{ SF}$
 $= 1030,7744 / 4069,44$
 $= 0,253 \times 100$
percentage or tree=25,3%

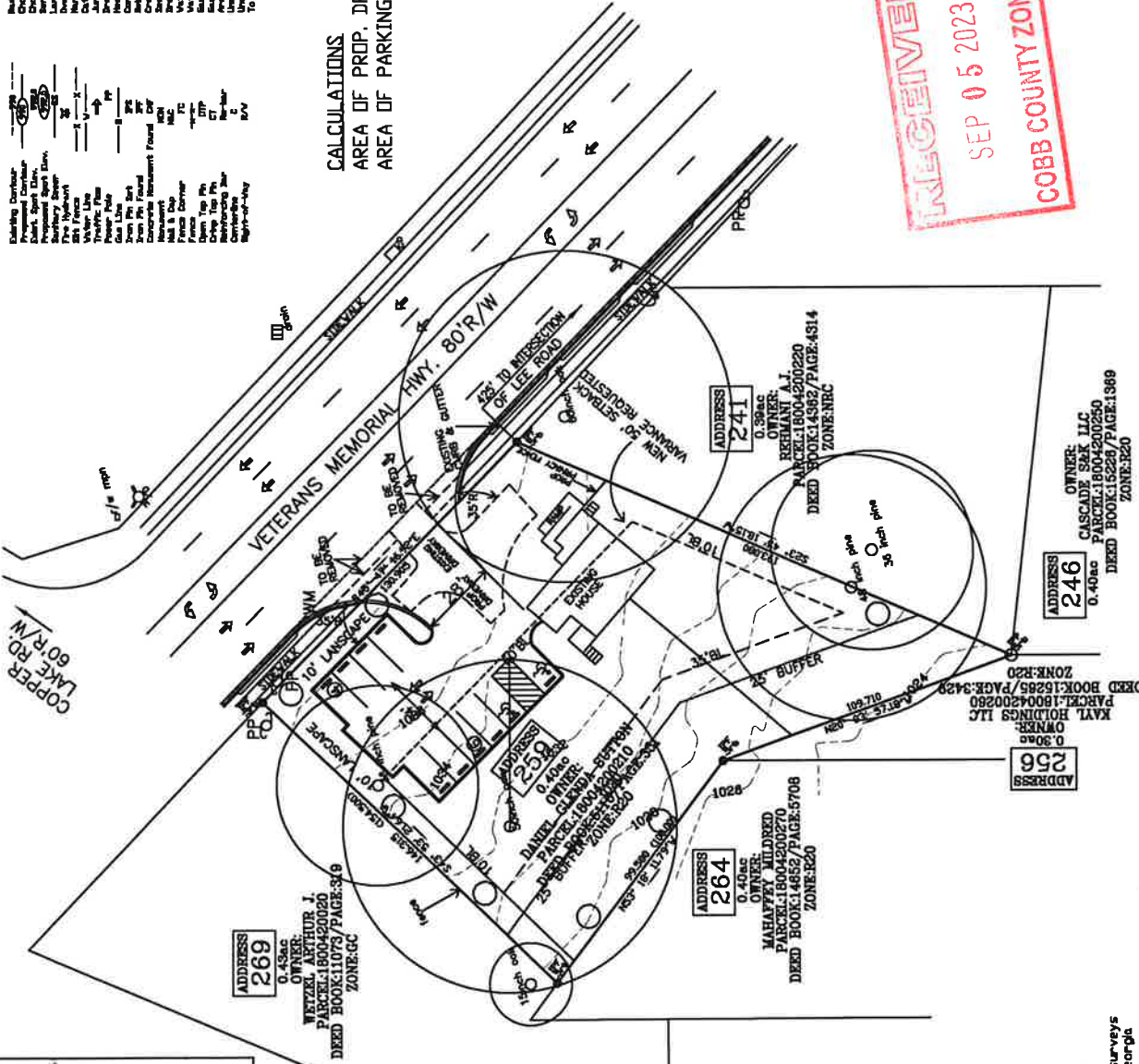
50inch pine
radius=50, pl=314
 $50^2 \times 3.14 = 7850SF$
 $=1738.7078SF/7850SF$
 $=0.221 \times 100$
percentage or tree=22.14%

EQUIPMENT USED FOR MEASUREMENTS:
ANGULAR - TOPCON GTS-300 TOTAL STATION
LINEAR - EDM

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 26170 FEET.
THIS PLAT SUBJECT TO ALL EASEMENTS
AND RIGHTS OF WAY PUBLIC AND PRIVATE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND ACCURATE WITHIN ONE FOOT IN 817812 FEET. IN MY OPINION THIS PLAT OR SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN Georgia as set forth in Chapter 186-7 of the rules of the Georgia

set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority
O.C.G.A. Secs 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
BEARINGS SHOWN HEREIN ARE BASED ON MAGNETIC OBSERVATIONS.
Field work completed 7-28-21
ALL PINS PLACED IPP 5th REBAR



ENGINEER/SURVEYOR:
Active American Lic. 187716
J. VANCE PROCTOR
319 ATLANTA STREET, SE
MARIETTA, GA 30060
C770-825-6890

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LEGEND

CALCULATIONS
AREA OF PROP
AREA OF PARK

RECEIVED
SEP 05 2023
COBB COUNTY ZONING

319 Atlanta St., SE Suite 240, Marietta, Georgia 30060
ACME AMERICAN, L.L.C.
Architects, Construction Managers, Engineers
voice (770) 425-6890 fax (770) 425-5777

Project 259 Veterans Memorial Hwy., Mableton Ga. 30126
Cobb County L.R.42, 18th Dist.



Serial: 8-30-23				
		revisions:		
			date: 8-30-23	
			dwg. by: AWT	
			chkd. by: JWP	
			sheet:	S-1

Z-46 Aerial Map



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0 100 200 Feet

 Zoning Boundary
 City Boundary



Application No. _____

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1000
- b) Proposed building architecture: _____
- c) List all requested variances: _____
- _____
- _____
- _____

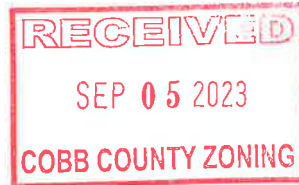
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Office Space
- b) Proposed building architecture: Classic
- c) Proposed hours/days of operation: 8AM - 7PM
- d) List all requested variances: _____
- _____
- _____
- _____

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

.....
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



P.O. Box 741343
Riverdale, Georgia 30274
678-698-2012

Rezoning Application Question Number 9. A-F

- A. The two properties beside me and across from me are zoned commercial and we are located on a four lane major highway.
- B. The zoning request will not adversely affect the nearby properties negatively, in fact, it will be a positive addition to the existing properties adjacent to this one.
- C. The property is currently zone residential and in our opinion do to its location a commercial zoning would be the only way to extract the true value.
- D. As I stated before the property is located on a major highway and should not cause an excessive burden on the surrounding businesses. The property will only have three small offices which will be open around 9 to 10 hours per day closed most weekends
- E. The land use plan for this area is headed in the direction of commercializing the entire area which falls directly in line with what we are trying to accomplish.
- F. The changing condition should support the proposed land use