



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

LUP-29-2023

### **SITE BACKGROUND**

Applicant	James A. Frank
Phone	470-989-5009
Email	jafrank1968@gmail.com
Representative Contact	James A. Frank
Phone	470-989-5009
Email	jafrank1968@gmail.com
Titleholder	James Frank
Property Location	Located on the east side of Queen Mill Road, north of Mableton Parkway
Address	James A. Frank
Access to Property	Queen Mill Road

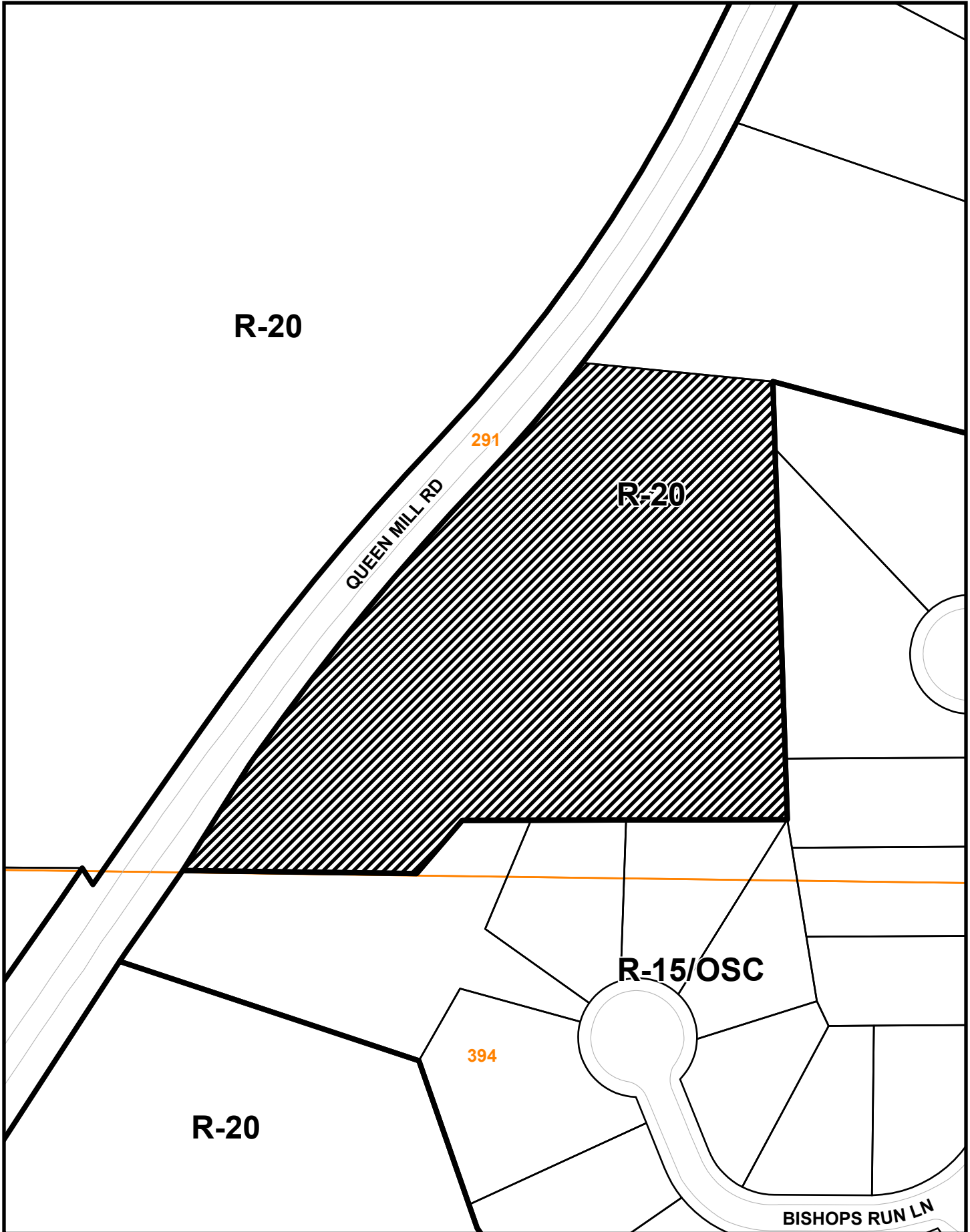
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residential
Proposed Use	Firearm manufacturing
Future Land Use	LDR
Site Acreage	3.123
District	18
Land Lot	291
Parcel #	18029100060
Taxes Paid	Yes

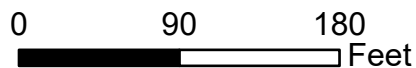
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# LUP-29 2023 Map



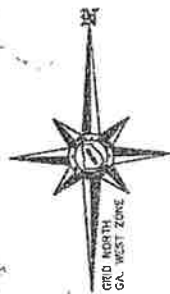
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

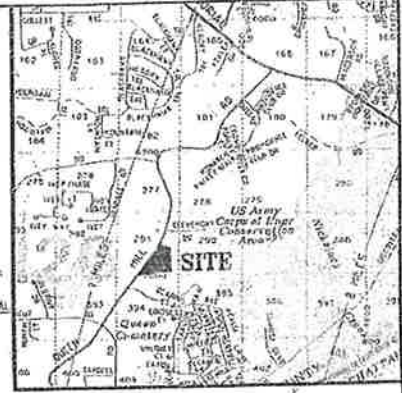
GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD ALSO BE MADE TO THE WARRANTY DEED FROM DONALD L. SISOCHER TO DONALD L. GANTT, DATED AUGUST 17, 1978, AS RECORDED IN DEED BOOK 2062, PAGE 420, BEING ON FILE WITH THE CLERK OF SUPERIOR COURT, COBB COUNTY, GEORGIA.
2. REFERENCE FOR THIS SURVEY SHOULD ALSO BE MADE TO THE BOUNDARY SURVEY FOR DONALD AND MARY GANTT, DATED SEPTEMBER 23, 1976 PREPARED BY CLIFFORD R. HUGHES, JR.
3. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON MONUMENTS FOUND IN THE FIELD AT THE TIME OF THIS SURVEY AND TIED INTO COBB COUNTY G.P.S. SURVEY MONUMENT NO. 1805031 AND MONUMENT NO. 1805001 BY EMPLOYMENT OF TOPCON LEGACY E, UTILIZING A SCALE FACTOR OF 0.9999. THE HORIZONTAL DATUM IS NAD 83, BASED UPON THE MARK ADJUSTMENT OF 1994.
4. NO PORTION OF THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL NO. 130670690 F COBB COUNTY, GEORGIA; EFFECTIVE DATE AUGUST 19, 1992.
5. THE FIRM OF HAYES, JAMES AND ASSOCIATES, INC. DOES NOT CERTIFY TO THE ACCURACY OR THE LOCATION OF ANY UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY CONSTRUCTION.
6. THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
7. THE PUBLIC RECORDS SHOWN HEREON REFLECTS THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
8. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED DURING MAY, 2003 AND APRIL, 2004.
9. THIS PLAT WAS PREPARED AND CERTIFIED FOR THE INDIVIDUAL, INDIVIDUALS OR GROUP LISTED ON THIS DOCUMENT. THE CERTIFICATION DOES NOT EXTEND TO OTHER INDIVIDUALS OR GROUPS WITHOUT REGENERATION BY THE SURVEYOR OF RECORD LISTING NEW OR ADDITIONAL INDIVIDUALS OR GROUPS.



LEGEND

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R/W = RIGHT OF WAY
- LL = LAND LOT LINE
- = CENTERLINE
- R = RADIUS
- X- = FENCE
- F.H. = DIST. FIRE HYDRANT
- DC = DRAINAGE EASEMENT
- F.A.R.M. = FEDERAL INSURANCE RATE MAP
- T.P.O.B. = ISSUE POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- - - = BRANCH
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- P.C. = PAGE



VICINITY MAP  
N.T.S.

**RECEIVED**  
SEP 28 2023  
**COBB COUNTY ZONING**

LOP-29-2023

**HAYES, JAMES & ASSOCIATES**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
10717-23-140

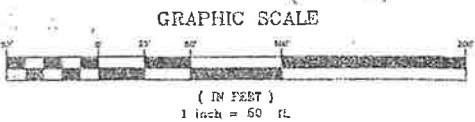
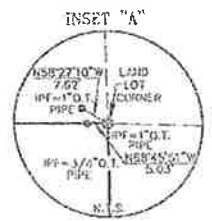
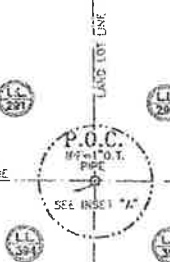
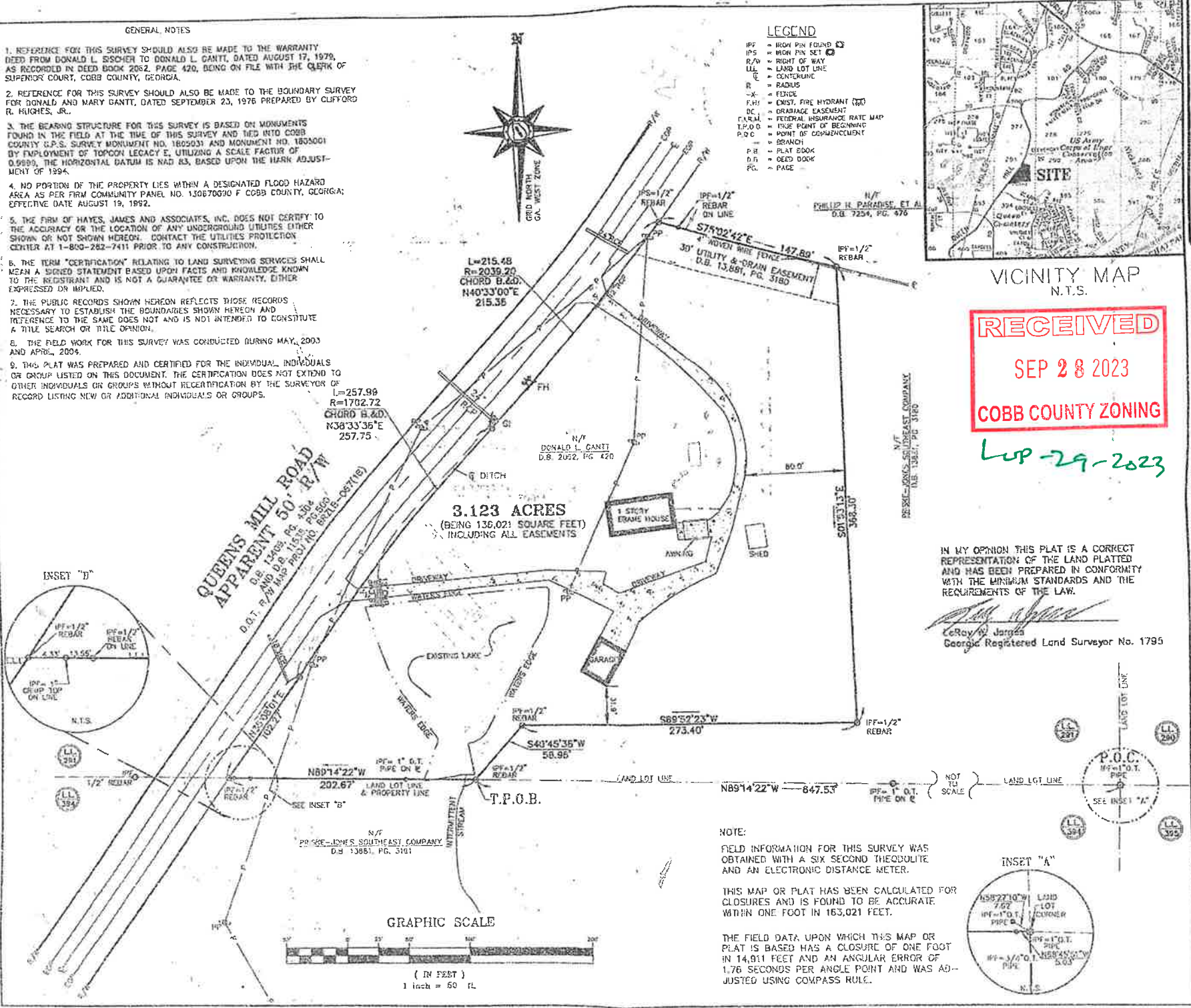


BOUNDARY SURVEY  
FOR  
DONALD L. AND MARY L. GANTT



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND THE REQUIREMENTS OF THE LAW.

*George W. Jones*  
George W. Jones  
Georgia Registered Land Surveyor No. 1795



NOTE:  
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A SIX SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASUR.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,021 FEET.

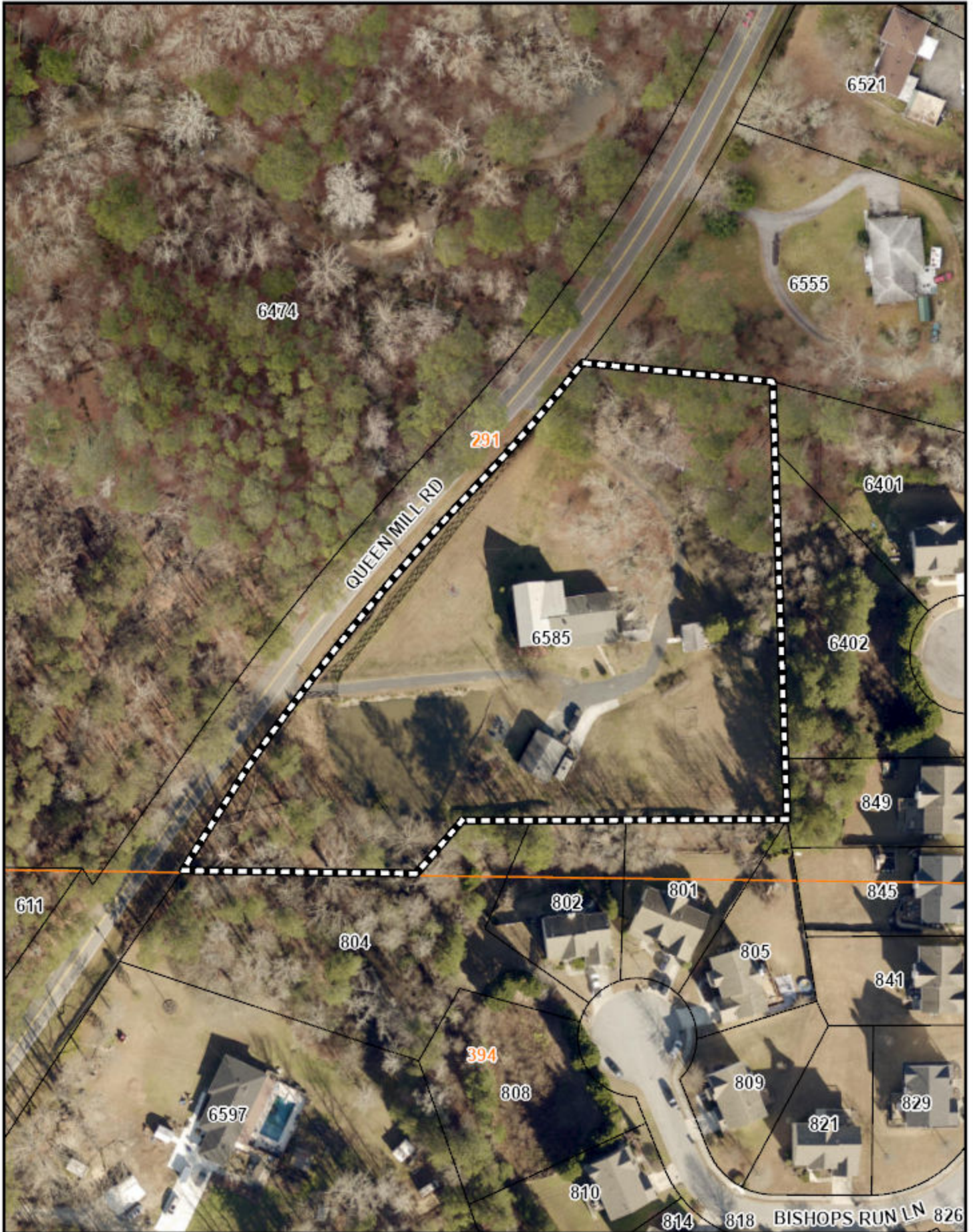
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 14,911 FEET AND AN ANGULAR ERROR OF 1.76 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

DATE	AMEL	DI	ESX	ISSUE

SHEET	TOTAL SHEETS
1	1
0	0
1	1



# LUP-29 2023 Aerial Map



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

0 90 180 Feet

 Zoning Boundary  
 City Boundary





Application #: LUP-29

PC Hearing Date: \_\_\_\_\_

BOC Hearing Date: \_\_\_\_\_

### TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? FFL CLASS 7 MANUFACTURING
2. Number of employees? 0
3. Days of operation? MONDAY, WEDNESDAY, FRIDAY
4. Hours of operation? 3-6pm
5. Number of clients, customers, or sales persons coming to the house per day? 0 ; Per week? 0
6. Where do clients, customers and/or employees park?  
Driveway: — ; Street: — ; Other (Explain): NO CLIENTS
7. Signs? No: X ; Yes: —. (If yes, then how many, size, and location): \_\_\_\_\_
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): FORD F150
9. Deliveries? No — ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
1 PER MONTH USPS
10. Does the applicant live in the house? Yes X ; No —
11. Any outdoor storage? No X ; Yes — (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested (24 months maximum): 24
13. Is this application a result of a Code Enforcement action? No X ; Yes — (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): \_\_\_\_\_

Applicant signature: [Signature] Date: 9.14.2023

Applicant name (printed): JAMES A. FRANK

Application #: LUP-29

PC Hearing Date: \_\_\_\_\_

BOC Hearing Date: \_\_\_\_\_



# TEMPORARY LAND USE PERMIT WORKSHEET (FOR NUMBER OF ADULTS AND/OR VEHICLES)

1. Number of unrelated adults in the house? 2

2. Number of related adults in the house? 0

3. Number of vehicles at the house? 2

4. Where do the residents park?  
Driveway: X; Street: \_\_\_\_\_; Garage: X

5. Does the property owner live in the house? Yes X; No \_\_\_\_\_

6. Any outdoor storage? No X; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_

7. Length of time requested (24 months maximum): 24

8. Is this application a result of a Code Enforcement action? No X; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

9. Any additional information? (Please attach additional information if needed):  
BY MANUFACTURING I WILL BE ASSEMBLING AND PAINTING  
1 FIREARM EVERY 2-3 MONTHS

Applicant signature: [Signature] Date: 9.14.2023

Applicant name (printed): JAMES A. FRANK

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## ZONING STAFF USE ONLY BELOW THIS LINE

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Zoning of property: \_\_\_\_\_

Size of house per Cobb County Tax Assessor records: \_\_\_\_\_

Number of related adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of unrelated adults proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

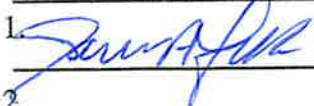
Number of vehicles proposed: \_\_\_\_\_ Number permitted by code: \_\_\_\_\_

Number of vehicles proposed to be parked outside: \_\_\_\_\_ Number of vehicles permitted \_\_\_\_\_

CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS

TO ACCOMPANY APPLICATION FOR LAND USE PERMIT

By signature, it is hereby acknowledged that I give my consent/or have no objection that FBR  
Customs intends to make an application for a Land Use Permit for the purpose of  
FIREARM MANUFACTURING on the premises described in the application.

Signature	Printed name	Address
1. 	JAMES A. FRANK	6585 QUEEN MILL RD MAPLETON 30126
2.		
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