



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-35-2023

SITE BACKGROUND

Applicant	Suzanne Lemmond Brown, Barbara Lemmond Kilgore
Phone	678-575-4402, 404-314-9306
Email	1330brown@comcast.net, bobbie54@bellsouth.net
Representative Contact	Joyce Taylor Beale
Phone	404-731-1707
Email	justcalljoyce@bellsouth.net
Titleholder	Suzanne Lemmond Brown and Barbara Lemmond Kilgore
Property Location	Located on the northeast side of the the intersection of Oak Ridge Road and Blair Bridge Road
Address	1350 Oak Ridge Road
Access to Property	Blair Bridge Road

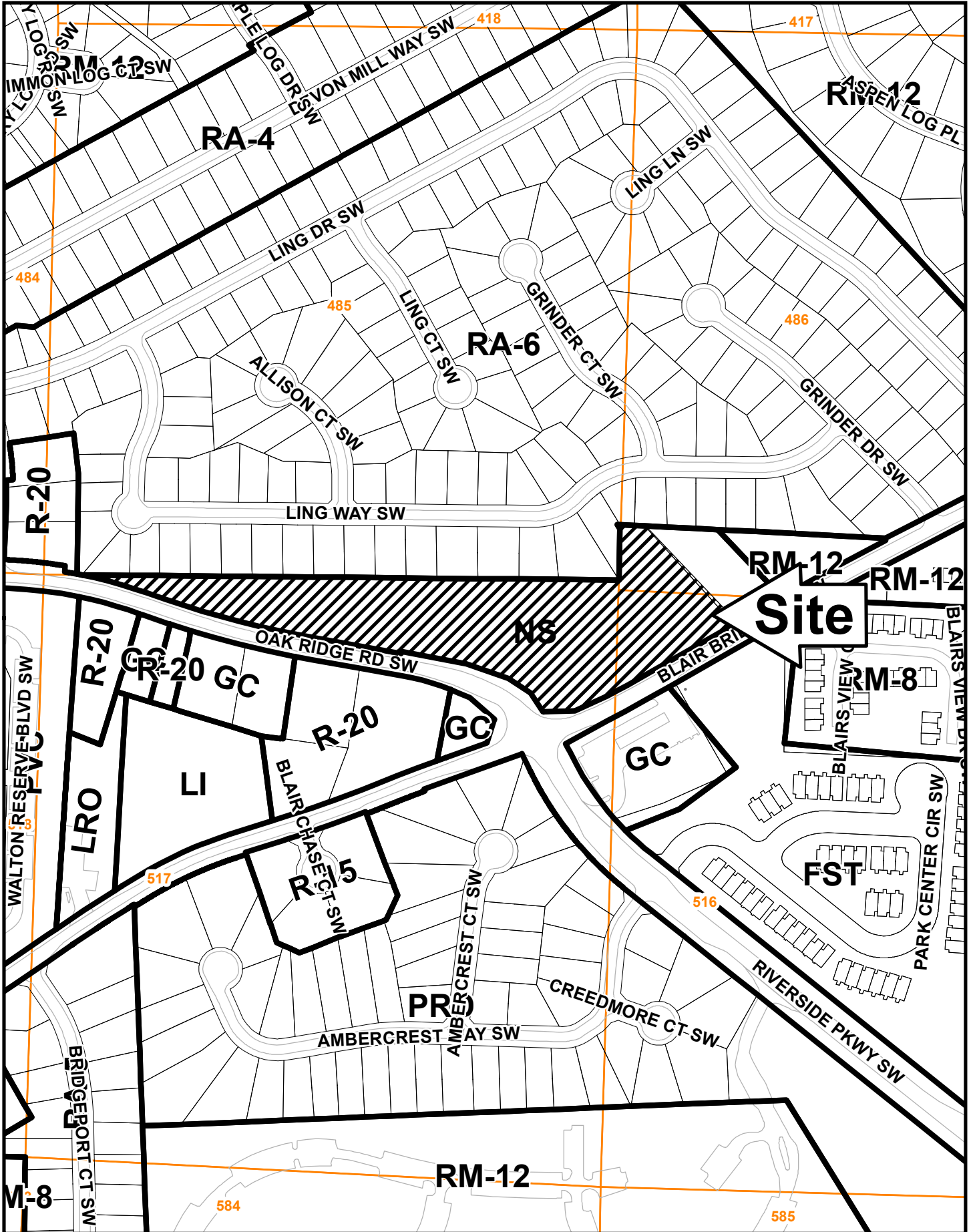
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	NS
Current Use of Property	Single-family residence
Proposed Zoning	R-20
Proposed Use	Single-family residence
Future Land Use	MDR
Site Acreage	5.556
District	18
Land Lot	486, 516, 517
Parcel #	18051700010
Taxes Paid	Yes

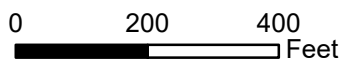
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-35 2023 GIS

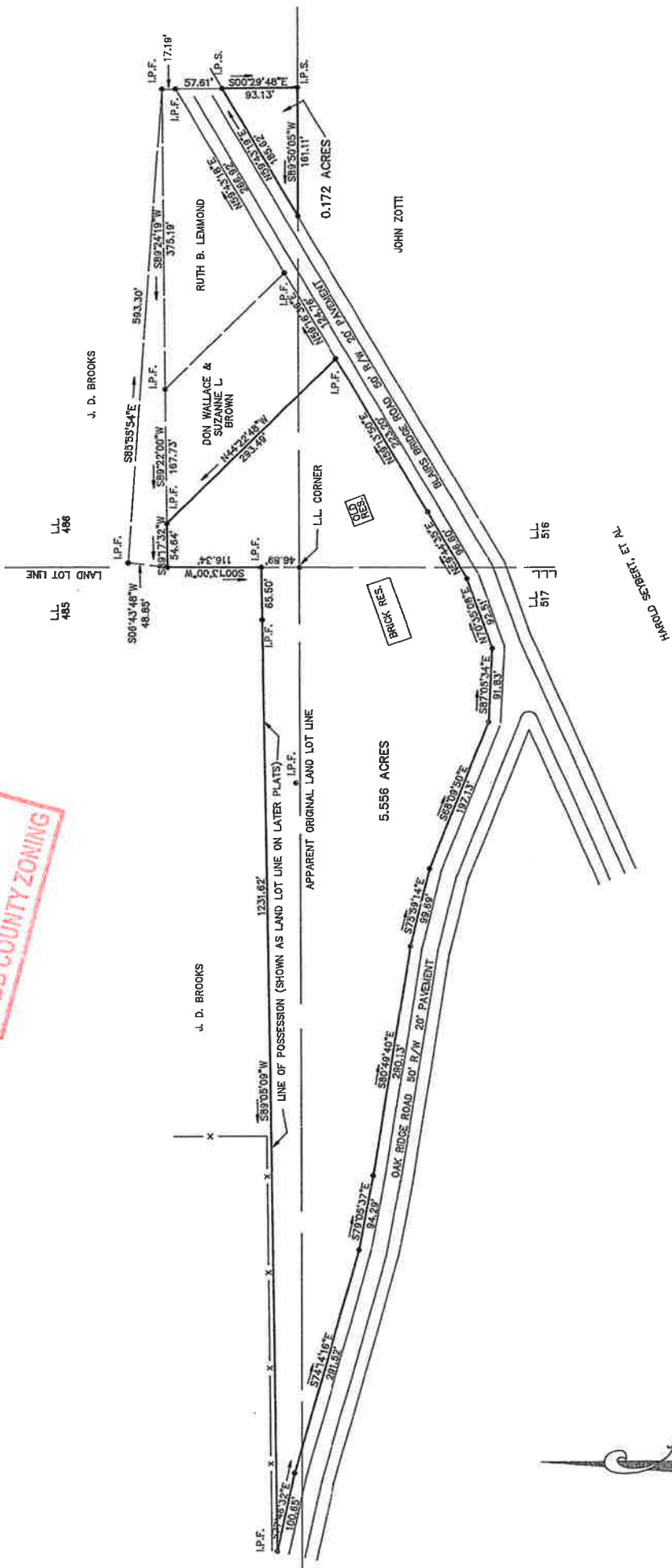


This map is provided for display and planning purposes only. It is not meant to be a legal description.



Zoning Boundary
 City Boundary

2-35-2023
RECEIVED
 JUL 25 2023
 COBB COUNTY ZONING



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000. THE ADJUSTED BEARING ERROR OF 10002\"/>

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 400,350 FEET.

EQUIPMENT USED:
 K & E AUTORANGER EDM
 WILD T-1 THEODOLITE



It is hereby certified that this plat is true and correct and was prepared from an actual survey made under my supervision.
 William C. Hudson
 WYMAN C. HUDSON
 No. 4434
 Ch. Reg. Engineer & 1684
 Ch. Reg. Surveyor & 1684
 Ga. Reg. Engineer & 1414

PLAT OF PROPERTY OF
R. HAROLD & MARY W. LEMMOND
 LAND LOTS 485, 486, 516, 517 18th DISTRICT 2nd SECTION
 COBB COUNTY GEORGIA
 DATE: JULY 2, 1987 SCALE: 1" = 100'
 WYMAN C. HUDSON P.E. DOUGLASVILLE, GA.

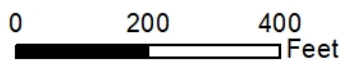
10:30 A.M.
 Planning Office 3-6-89
 Plat Book 156 - Page 7
 Jay C. Wynn, Surveyor, Inc.

REVISED TO SHOW APPARENT ORIGINAL LAND LOT LINE: FEB. 6, 1989
 REVISED AGREEMENT FROM 6.019 TO 5.726: FEB. 6, 1989

Z-35 Aerial Map



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Zoning Boundary
 City Boundary

Summary of Intent for Rezoning

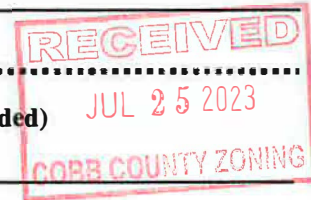
.....
Part 1. Residential Rezoning Information (attach additional information if needed)

a) Proposed unit square-footage(s): Existing Home Site to Remain and be Remodeled

b) Proposed building architecture: None required

c) List all requested variances: _____

The purpose of rezoning is so that a buyer can obtain a residential loan. House to be remodeled by potential buyer.



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

a) Proposed use(s): _____

b) Proposed building architecture: _____

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

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

This property was Z42 heard July and August, 2022. The Planning Committee passed 5-0, there was no opposition; however, the Commissioner stated she would not approve the day before Commissioners Meeting so it was withdrawn without prejudice. Developers have walked away. Potential flippers or residential can not obtain loan due to current zoning.

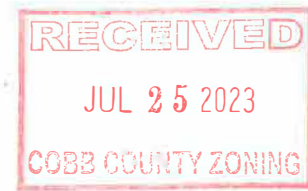
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Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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

1350 Oak Ridge Rd
Austell, GA 30168

ADDENDUM TO REZONING APPLICATION



The Water and Sewer System and Cobb County Health Department have been contacted. They are both in agreement that at this point. This zoning application is simply requesting zoning back to the original zoning category that existed for a single family dwelling with 1 ½ bathrooms and does not require action on their part at this time.

The Owners have no control over what the potential buyers would need. Their concerns would be addressed at the time any permits are requested. This information was provided by Mr. Tim Davidson, Cobb County Water and Sewer Department.