



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-39-2023

SITE BACKGROUND

Applicant	Tunnel to Towers Foundation
Phone	347-380-8099
Email	gavin.naples@t2t.or
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	High End Group Inc
Property Location	Located on the south side of South Service Road, west of Six Flags Parkway
Address	65 South Service Road
Access to Property	South Service Road

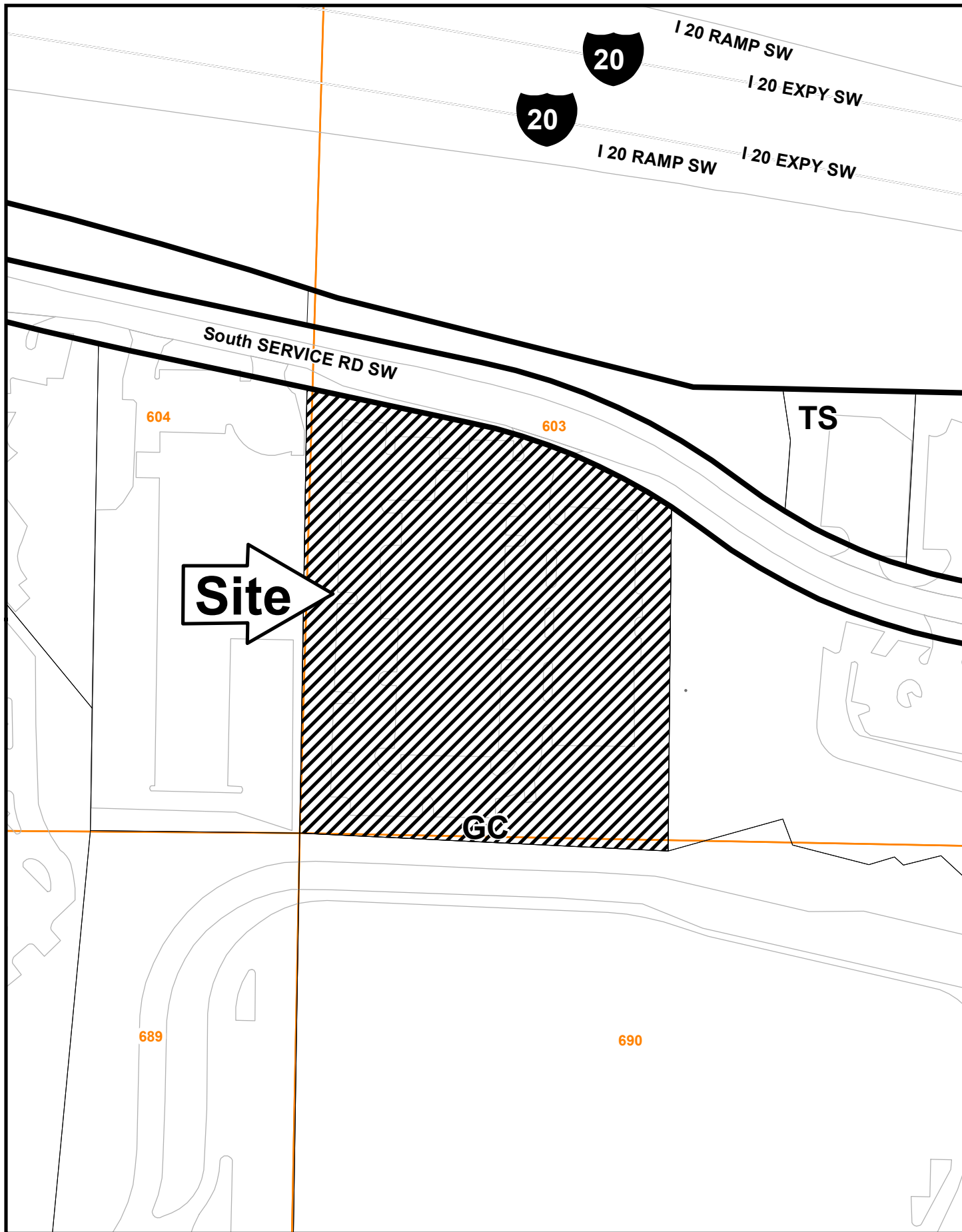
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Hotel
Proposed Zoning	RRC
Proposed Use	Multifamily residential
Future Land Use	CAC
Site Acreage	3.34
District	18
Land Lot	603
Parcel #	18060300120
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-39 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

Z-39 Aerial Map



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0 100 200 Feet

 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): To Be Determined
- b) Proposed building architecture: Renovations to exterior of existing building will be made to upgrade the architecture to modern standards of quality
- c) List all requested variances: None known at this time



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

- a) Proposed use(s): Residential
- b) Proposed building architecture: Renovations to exterior of existing building will be made to upgrade the architecture to modern standards of quality
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: None known at this time

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

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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 known at this time.

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*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

Application No.: Z- 39 (2023)
Hearing Dates: October 3, 2023
October 17, 2023

Applicant: Tunnel to Towers Foundation
Titleholder: High End Group Inc.



Analysis of impact of the proposed rezoning with respect to the following:

- (a) The property which is the subject of this Application for Rezoning is approximately 3.34 acres located on the southerly side of South Service Road, south of Interstate 20, easterly of Riverside Parkway, and westerly of Six Flags Parkway, being more particularly known as 65 South Service Road, Land Lots 603 and 690, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). Tunnel to Towers Foundation, as Applicant (hereinafter "Applicant"), is seeking rezoning of the Property from the existing General Commercial ("GC") zoning category to the proposed Regional Retail Commercial ("RRC") zoning category to allow for the redevelopment of the Property for residential uses. The Property is currently developed and has been utilized in the past as an extended stay motel, which includes a multi-story building, related parking, and landscaping on the Property. The requested category of RRC will allow the Property to be utilized to a higher and more reasonable potential. Zoning and uses of properties in the area vary from recreational, a house of worship, industrial, tourist services, and medium-density residential, which is primarily located north of Interstate 20. The location of the Subject Property makes it uniquely suited for the proposed use; as well as, its location to interstate connectivity. The proposed RRC zoning classification and development for residential purposes would be compatible with surrounding properties.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have minimal, if any, impact on surrounding properties. Tax values of adjacent and nearby properties should not be affected by the proposed redevelopment.
- (c) The property, as zoned, does have a reasonable economic use. Rezoning of the Property to the proposed RRC classification would allow the Property to be redeveloped and utilized to a higher and better use than its current state.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.

- (e) The zoning proposal is not in conformity with the Land Use Map of Cobb County, Georgia, but does follow the spirit and intent of the Land Use Map and the Zoning Ordinance.
- (f) The proposed rezoning and redevelopment of the Subject Property allows renovation and repurposing of the existing structure and infrastructure without a total new build. The type of residential use proposed for the renovated Property is a much-needed service not only for Cobb County, but the Metropolitan Atlanta area.

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Application No.: Z- 39 (2023)
Hearing Dates: **October 3, 2023**
October 17, 2023

Applicant: **Tunnel to Towers Foundation**
Titleholder: **High End Group Inc.**



BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS **OF ROADS AND REVENUES AND THE** **COBB COUNTY PLANNING COMMISSION**

Applicant, Tunnel to Towers Foundation (hereinafter "Applicant"), is seeking rezoning of approximately 3.34 acres, with an existing structure and related parking, located at 65 South Service Road, Land Lots 603 and 690, 18th District, 2nd Section, Cobb County, Georgia (the "Property" or the "Subject Property") to the Regional Retail Commercial ("RRC") zoning category to allow the structure to be renovated and utilized for residential uses. Adjacent and nearby properties are utilized for primarily industrial and commercial purposes.

1. Conformance with the Comprehensive Plan

Rezoning of the Subject Property to the requested RRC zoning classification to allow for the redevelopment of the Property for residential purposes is not consistent with the policy and intent of the Comprehensive Land Use Plan. However, the Subject Property is located within a Community Activity Center, with adjacent and nearby properties located in Park/Recreation/Conservation, Public Institutional, and Light Industrial future land use categories. The rezoning will allow an under-utilized Property to be repurposed, with little to no effect upon surrounding properties.

2. Environmental Impacts of the Proposed Project

The proposed rezoning will have no impact or effect upon any wetlands, flood plain, streams, stream buffers, slopes, vegetation, wildlife, or archeological or historical sites as none exist on the Subject Property. There is an existing structure with related parking which was previously constructed, and Applicant will perform renovations and upgrades to those features.

3. Project Implementation Measures

With the nature of the project being renovation and refurbishing of existing site features, there will be no impact upon environmental features.