



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-50-2023

SITE BACKGROUND

Applicant	CIVF VII - GA1M01 & GA1M02, LLC
Phone	214-676-1069
Email	bneblett@cabotprop.com
Representative Contact	Adam J. Rozen
Phone	770-427-7004
Email	ajrozen@rozenandrozen.com
Titleholder	R. Britt Harris, Jr.; Cityview Grove, LLC; Edith W. Lee Trust
Property Location	Located on the south side of Cityview Drive, on the north side of I-20, northeast of Riverside Parkway
Address	Cityview Drive
Access to Property	Cityview Drive

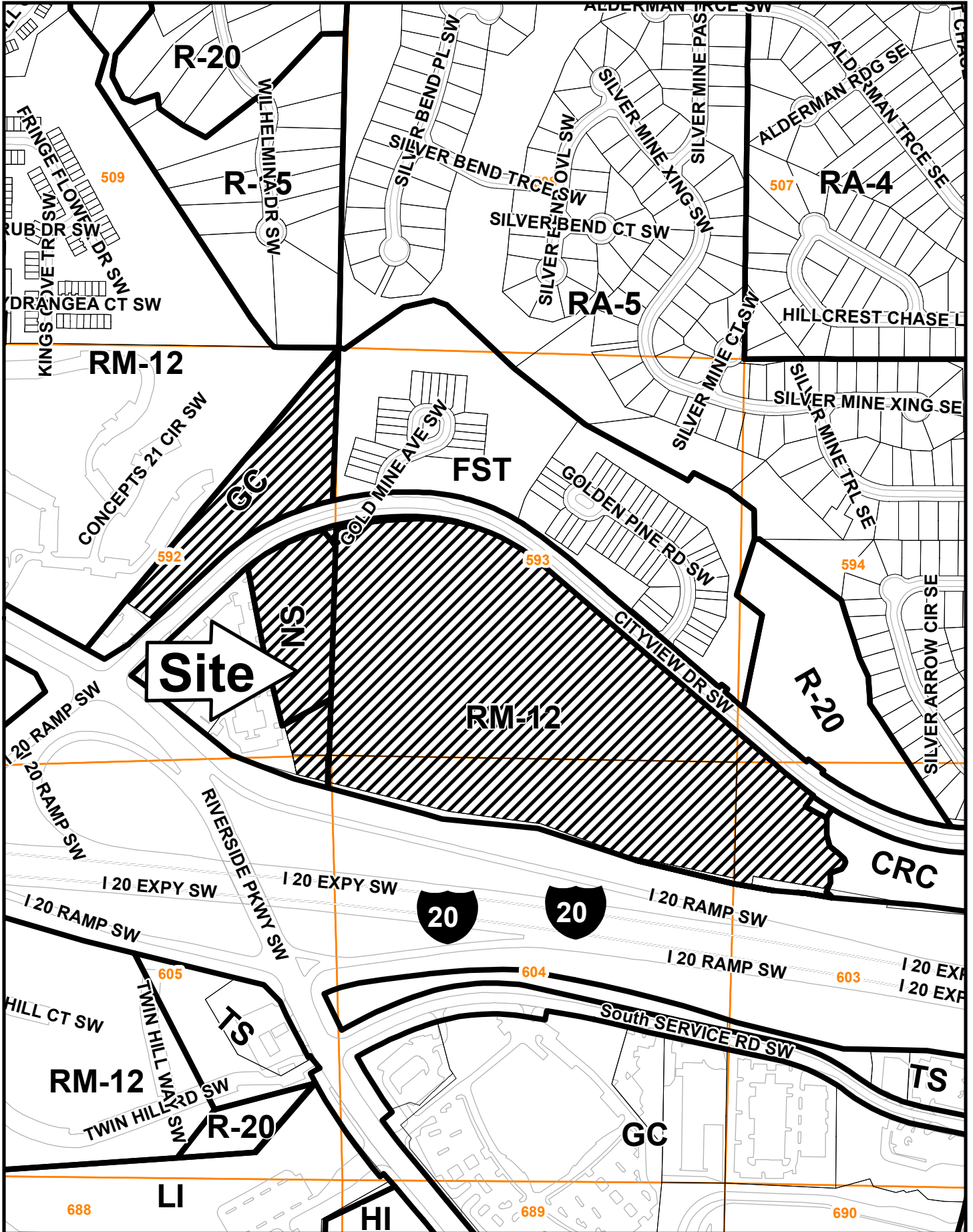
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	NS, TS, RM-12
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	LI
Proposed Use	Warehouse, distribution facility
Future Land Use	CAC, HDR
Site Acreage	34.32
District	18
Land Lot	592,593,594, 603, 604
Parcel #	18060400010, 18059300020, 18059200030
Taxes Paid	Yes

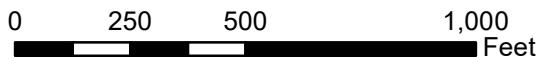
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-50 2023 GIS



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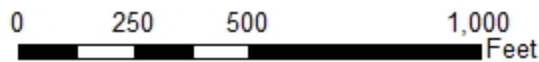




-  Zoning Boundary
-  City Boundary

Z-50 Aerial Map



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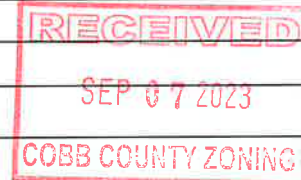


 Zoning Boundary
 City Boundary

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): _____
b) Proposed building architecture: _____
c) List all requested variances: _____



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

- a) Proposed use(s): Warehousing, distribution and related uses.
b) Proposed building architecture: See enclosed architecture.
c) Proposed hours/days of operation: Customary business hours with restricted access overnight.
d) List all requested variances: None at this time other than identified on the Site Plan.

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

The Subject Property being located within a Community Activity Center and adjoining Interstate 20,
the proposed use is compatible with and serves as a necessary resource and asset for Cobb County
and the surrounding area and provides a positive employment and economic impact without a
burden to schools or other local government resources.

.....
**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).**

ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION
OF CIVF VII - GA1M01 & GA1M02, LLC, and REPUBLIC PROPERTY
COMPANY, INC.



COMES NOW, CIVF VII - GA1M01 & GA1M02, LLC, and REPUBLIC PROPERTY COMPANY, INC. on its behalf, and pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a utilization of the property which is suitable in the context of development and existing zonings along City View Drive and I-20 and its neighboring and nearby residential, commercial and industrial properties.

- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. The property is located within an area classified as a Community Activity Center under Cobb County's Future Land Use Map and contains properties along City View Drive, Six Flags Parkway, Riverside Parkway and I-20 which historically are utilized for commercial and industrial purposes. The development of the subject property will include an appropriate separation and screening between the subject property's use and adjoining residential.

- C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools due to the office, warehouse and distribution nature of the proposed use.

- E. The zoning proposal is located within a Community Activity Center future land use category however the requested zoning is consistent with those uses along City View Drive, Six Flags Parkway, Riverside Parkway and I-20.

- F. There is no substantial relationship between the existing residential zoning classification which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 7th day of September, 2023.

ROZEN, ROZEN & REILLY, LLP

By: _____

ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610

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SEP 07 2023
COBB COUNTY ZONING



CITYVIEW LOGISTIC CENTER
COBB COUNTY, GEORGIA

