



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-64-2023

### **SITE BACKGROUND**

|                        |   |
|------------------------|---|
| Applicant              | Cedar Real Estate Group IV, LLC   |
| Phone                  | 319-321-3942  |
| Email                  | amy.lynch@hillcrestks.com   |
| Representative Contact | Parks F. Huff   |
| Phone                  | 770-422-7016  |
| Email                  | phuff@samslarkinbuff.com  |
| Titleholder            | Randall R. Osborne  |
| Property Location      | Located on the north side of Six Flags Parkway, west of Queensferry Drive |
| Address                | 439 Six Flags Parkway   |
| Access to Property     | Queensferry Drive   |

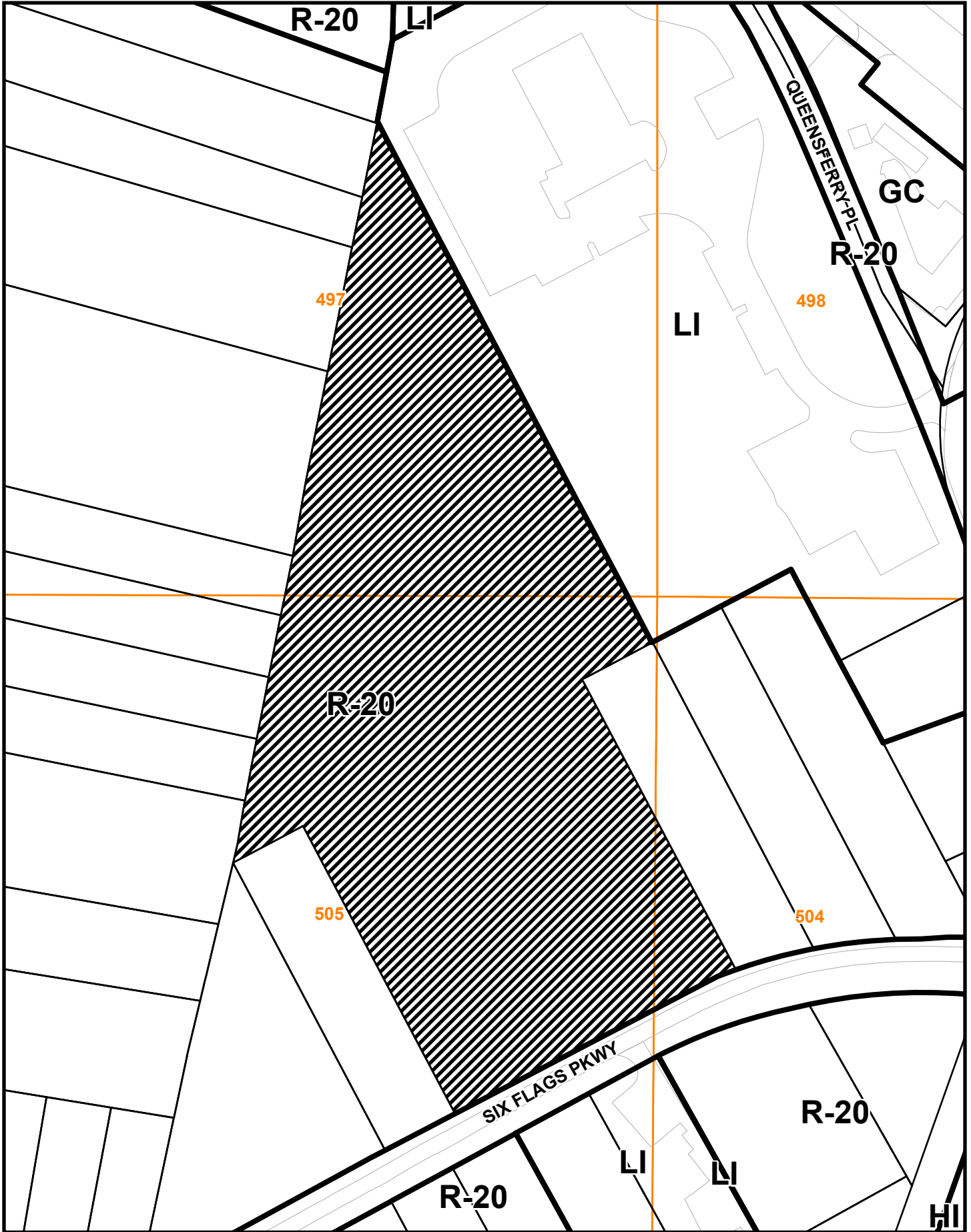
### **QUICK FACTS**

|                         |                         |
|-------------------------|-------------------------|
| Commission District     | 4-Sheffield             |
| Current Zoning          | R-20                    |
| Current Use of Property | Single-family residence |
| Proposed Zoning         | LI                      |
| Proposed Use            | Freight terminal        |
| Future Land Use         | PIA,ic                  |
| Site Acreage            | 9.121                   |
| District                | 18                      |
| Land Lot                | 497, 504, 505           |
| Parcel #                | 18050500200             |
| Taxes Paid              | Yes                     |

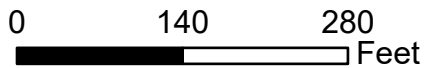
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-64 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






# Z-64 2023 Aerial Map

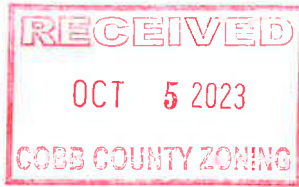


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0 140 280 Feet

 Zoning Boundary  
 City Boundary





Application No. Z- 64

PC Hearing: 12-05-2023  
BOC Hearing: 12-19-2023

# Summary of Intent for Rezoning

.....  
**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: \_\_\_\_\_

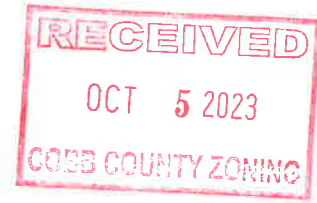
.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Freight Terminal Parking (Addition to existing freight terminal to abutting to the northeast)
- b) Proposed building architecture: N/A - Parking only on Subject Property.
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: None at this time.

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

The Applicant is requesting the LI zoning district for the development of parking to be added to the existing freight terminal abutting to the northeast (zoned as Z-35 of 2007 and Z-16 of 2009). The proposed zoning district and use are compatible with Cobb County's FLUM.

.....  
**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.



**STATEMENT OF INTENT**

**OF**

**Cedar Real Estate Group IV, LLC**

**Rezoning Application  
for an approximate 8.95-Acre Tract of Land located in  
Land Lots 497, 504 and 505 - 18<sup>th</sup> District, 2<sup>nd</sup> Section,  
Cobb County, Georgia**

**Submitted for the Applicant by:**

**Parks F. Huff  
Sams, Larkin, & Huff, LLP  
Suite 100  
376 Powder Springs Street  
Marietta, GA 30064  
(770) 422-7016  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)**

This Application for Rezoning seeks certain entitlements in order to allow the addition of property for the expansion of the existing freight terminal on the parcel abutting to the northeast. The Subject Property consists of approximately 8.95 acres and is on the north side of Six Flags Parkway, west of Mableton Parkway. The Property is presently zoned R-20 (Single-family Residential).

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Priority Industrial Area ("PIA") future land use category which is appropriate for the requested Light Industrial ("LI") zoning district, as well as the parcel mentioned above to which the Subject Property is to be added for the further development of the existing freight terminal as proposed and as shown on the site plan and other documentation being submitted herewith. The Applicant's proposal will provide additional car and trailer parking for the freight terminal.

The existing freight terminal building on the abutting parcel was originally built in 2008. The proposed addition of the Subject Property will bring the total acreage to approximately 18.61 acres and, in addition to the parking expansion mentioned above, the proposal also includes stormwater basins, stream buffers and landscape buffers abutting residentially zoned properties.

Based upon the foregoing compatibility of the requested LI zoning district with the PIA FLUM category, the Applicant respectfully requests that the Application for Rezoning be approved with the Applicant soliciting any comments from staff or other officials of Cobb

County so that such recommendations or input may be incorporated as conditions of approval of this Rezoning Application.

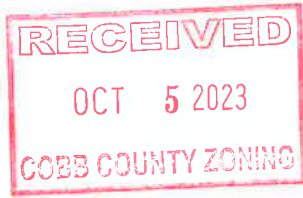
Respectfully submitted, this the 5 day of Oct, 2023.

SAMS, LARKIN, & HUFF, LLP

By:   
PARKS F. HUFF  
Attorney for Applicant  
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100  
Marietta, GA 30064  
(770) 422-7016





**ZONING IMPACT STATEMENT FOR THE**  
**REZONING APPLICATION**  
**OF CEDAR REAL ESTATE GROUP IV, LLC**

COMES NOW, CEDAR REAL ESTATE GROUP IV, LLC, and,  
pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning  
Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings in direct contiguity to the subject property in this area of Six Flags Parkway and Queens Ferry Place. Also, the development proposal is supported by the abutting property to the northeast.
  
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, as the proposal will be an addition to the existing LI business to the northeast.
  
- 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. Additionally, the Subject Property is located within an area predicted by the County's Future Land Use Map to be for industrial uses.
  
- 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.

- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a Priority Industrial Area ("PIA").
  
- F. There is no substantial relationship between the existing R-20 zoning classification which limits the property in terms of its utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this area of Six Flags Parkway and Queens Ferry Place, respectively, there are no established land use planning principles or political considerations which would have an adverse effect upon this proposed rezoning.

Respectfully submitted, this the 4 day of Oct, 2023.

SAMS, LARKIN & HUFF, LLP

By:   
\_\_\_\_\_  
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010