



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-28-2024

### **SITE BACKGROUND**

|                        |   |
|------------------------|---|
| Applicant              | Marshell E. Drinkard  |
| Phone                  | 770-374-0022  |
| Email                  | deepinda@yahoo.com  |
| Representative Contact | Marshell E. Drinkard  |
| Phone                  | 770-374-0022  |
| Email                  | deepinda@yahoo.com  |
| Titleholder            | China Drinkard and Marshall Drinkard                                      |
| Property Location      | Located on the north side of Six Flags Parkway, west of Queensferry Drive |
| Address                | 469 Six Flags Parkway   |
| Access to Property     | Six Flags Parkway   |

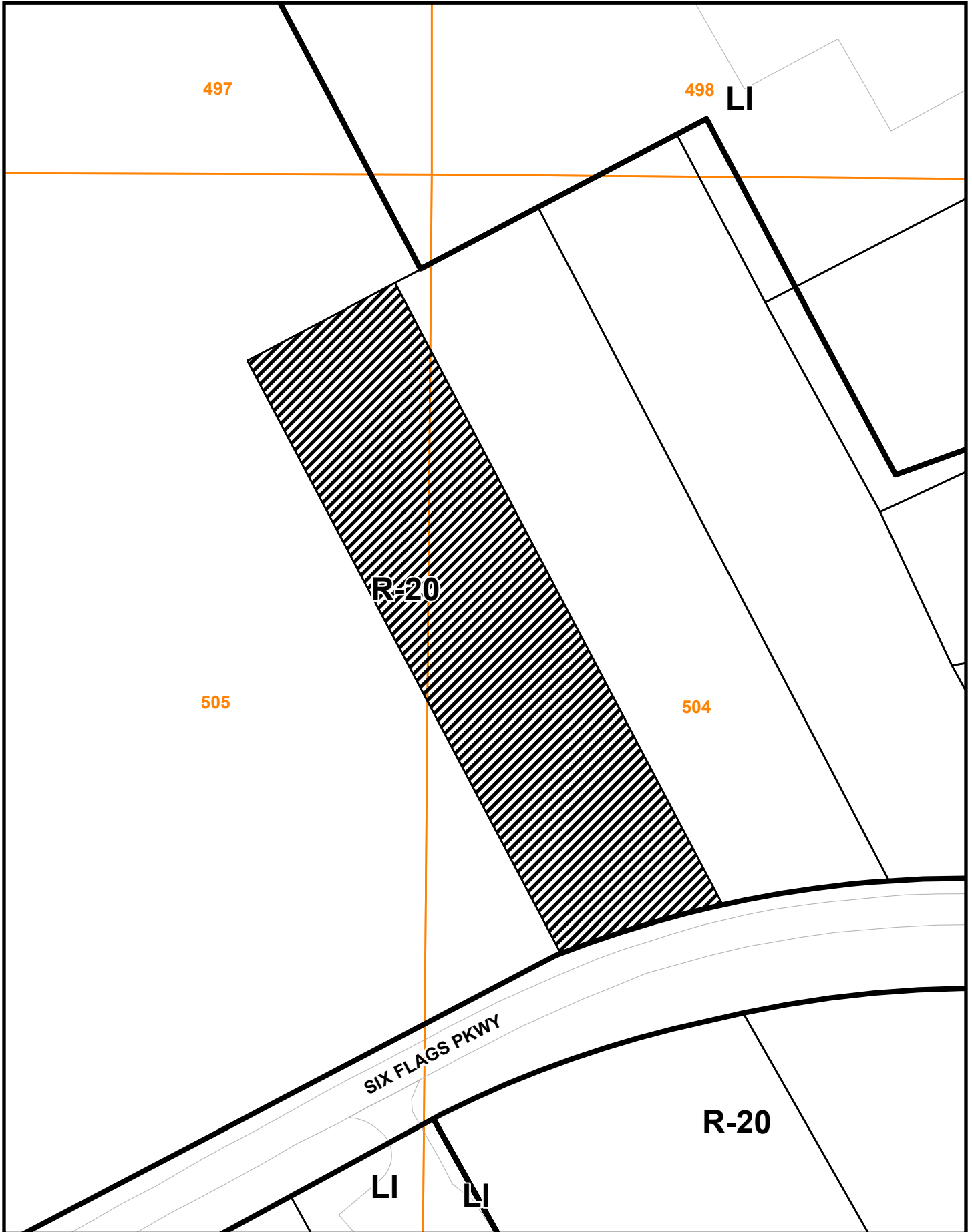
### **QUICK FACTS**

|                         |                         |
|-------------------------|-------------------------|
| Commission District     | 4-Sheffield             |
| Current Zoning          | R-20                    |
| Current Use of Property | Single-family residence |
| Proposed Zoning         | LI                      |
| Proposed Use            | Light automotive repair |
| Future Land Use         | PIA, ic                 |
| Site Acreage            | 1.0                     |
| District                | 18                      |
| Land Lot                | 504, 505                |
| Parcel #                | 18050400080             |
| Taxes Paid              | Yes                     |

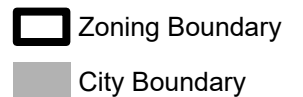
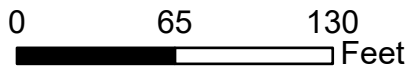
### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

# Z-28 2024 Map

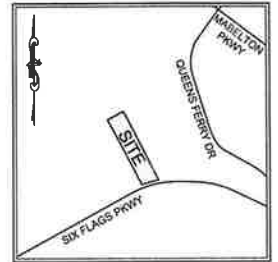


This map is provided for display and planning purposes only. It is not meant to be a legal description.



AS-BUILT BOUNDARY SURVEY FOR:  
**MARSHALL DRINKARD**  
 LOT 18, J.R. COLE & LOY A. COLE PROPERTY  
 LAND LOTS 505 & 504, 18TH DISTRICT  
 2ND SECTION, COBB COUNTY  
 GEORGIA

AREA  
 43,561 sq. ft.  
 1.00 acres

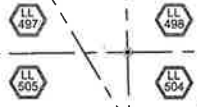


VICINITY MAP  
 N.T.S.

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT

**CURRENT ZONING**  
 ZONED: R-20 (COBB COUNTY)  
 MIN. YARD ADJACENT TO PUBLIC STREET  
 FRONT YARD: 40 FEET  
 SIDE YARD: 10 FEET  
 REAR YARD: 35 FEET

NF ALSO  
 OSBORNE RANDALL R  
 (DB 14385, PG 790)



NF  
 OSBORNE RANDALL R  
 (DB 14385, PG 799)



**LEGEND**

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- ROW MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEGESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RSF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- C.L.F. CHAIN LINK FENCE
- CTF CRIMP TOP PIPE FOUND
- OTF OPEN TOP PIPE FOUND
- IPF IRON PIN OR ROD FOUND

**SURVEY NOTES**

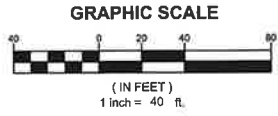
- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 255,949 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COBB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13067C0218H THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Cullen Preston Hardee*  
 2/01/2024  
 CULLEN PRESTON HARDEE DATE  
 REGISTERED LAND SURVEYOR #3144, LSF 001321



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JOB NUMBER:  
 24-004



PLAT DATE: 2/01/2024  
 FIELD DATE: 1/31/2024  
 SCALE: 1" = 40'  
 DRAWN BY: C.E.M.  
 REVIEWED BY: C.P.H.

**REVISIONS**

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |

**LEGAL REFERENCE:**

|                  |            |
|------------------|------------|
| DEED BOOK: 15930 | PAGE: 1663 |
| PLAT BOOK: 9     | PAGE: 18   |

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:  
**MARSHALL DRINKARD**  
 LOT 18  
 J.R. COLE & LOY A. COLE PROPERTY  
 LAND LOTS 505 & 504, 18TH DISTRICT  
 2ND SECTION, COBB COUNTY  
 GEORGIA

1258 CONCORD ROAD SE SUITE 100  
 KENTON, GEORGIA 30149  
 PH. (478) 243-2272

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[www.united-uls.com](http://www.united-uls.com)

**UNITED LAND SURVEYING**  
 COA NO. LSF 001321



# Z-28 2024 Aerial Map



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0 65 130 Feet

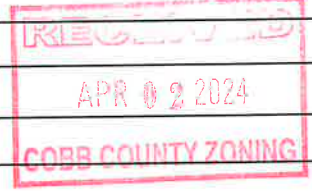
 Zoning Boundary  
 City Boundary



## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 900
- b) Proposed building architecture: 2 bay Car Garage
- c) List all requested variances: \_\_\_\_\_



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

- a) Proposed use(s): Automotive Repair
- b) Proposed building architecture: 2 bay Car Garage
- c) Proposed hours/days of operation: 7am - 7pm Mon-Fri  
7am - 1pm Saturdays closed Sundays
- d) List all requested variances: \_\_\_\_\_

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

Resident may want to stay in home

.....  
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



- A) Marshalls spot 2 will be very important to the community with the growth of a light & heavy Ind area. which will provide safety & help to local & traveling people.
- B) The current state of six flags PKwy is changing by the day. From the biggest theme park in the state of Georgia to Yancey Ind supplies. The area is design for growth and growth is needed.
- C) The area use to be a suitable place for raising kids with growing families however with change of time & the economy the area is more light & heavy Ind bussness then homes. The future for this area is already in progress

RECEIVED

APR 02 2024

COBB COUNTY ZONING

D) Marshalls Spot 2 will fit right in with the motion that already exist in the area. This zoning area is growing.

E) We are apart of the growing change in Cobb county here in district 4 and respectful of all duties the community require.

F) Marshalls Spot 2 Goals to support & grow with its community & be of service with the blend of houses & business within Min of each other.