



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-37-2024

SITE BACKGROUND

Applicant	Bosco Ikeakanam
Phone	240-606-1990
Email	bikeakanam@gmail.com
Representative Contact	Wesley Hughes
Phone	678-997-7674
Email	wes@hugheshomesllc.com
Titleholder	Sunrise GA Inc.
Property Location	Located on the west side of Austell Road, north of Drennon Avenue
Address	4470 Austell Road
Access to Property	Austell Road

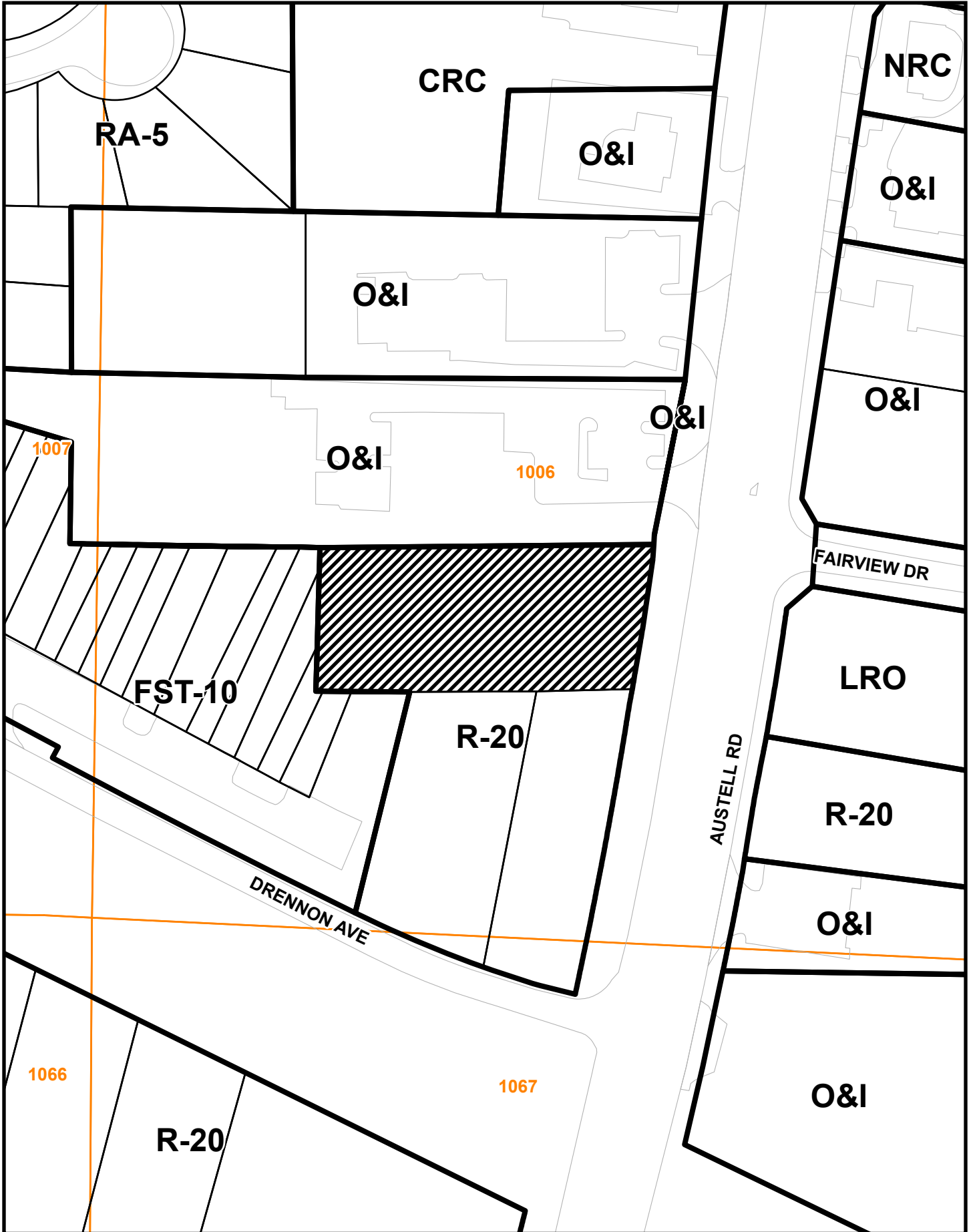
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	OI
Proposed Use	Doctors Office
Future Land Use	NAC
Site Acreage	0.762
District	19
Land Lot	1006
Parcel #	19100600330
Taxes Paid	Yes

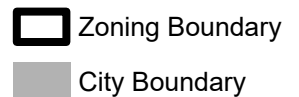
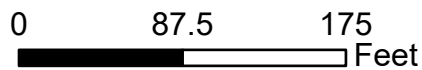
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-37 2024 Map



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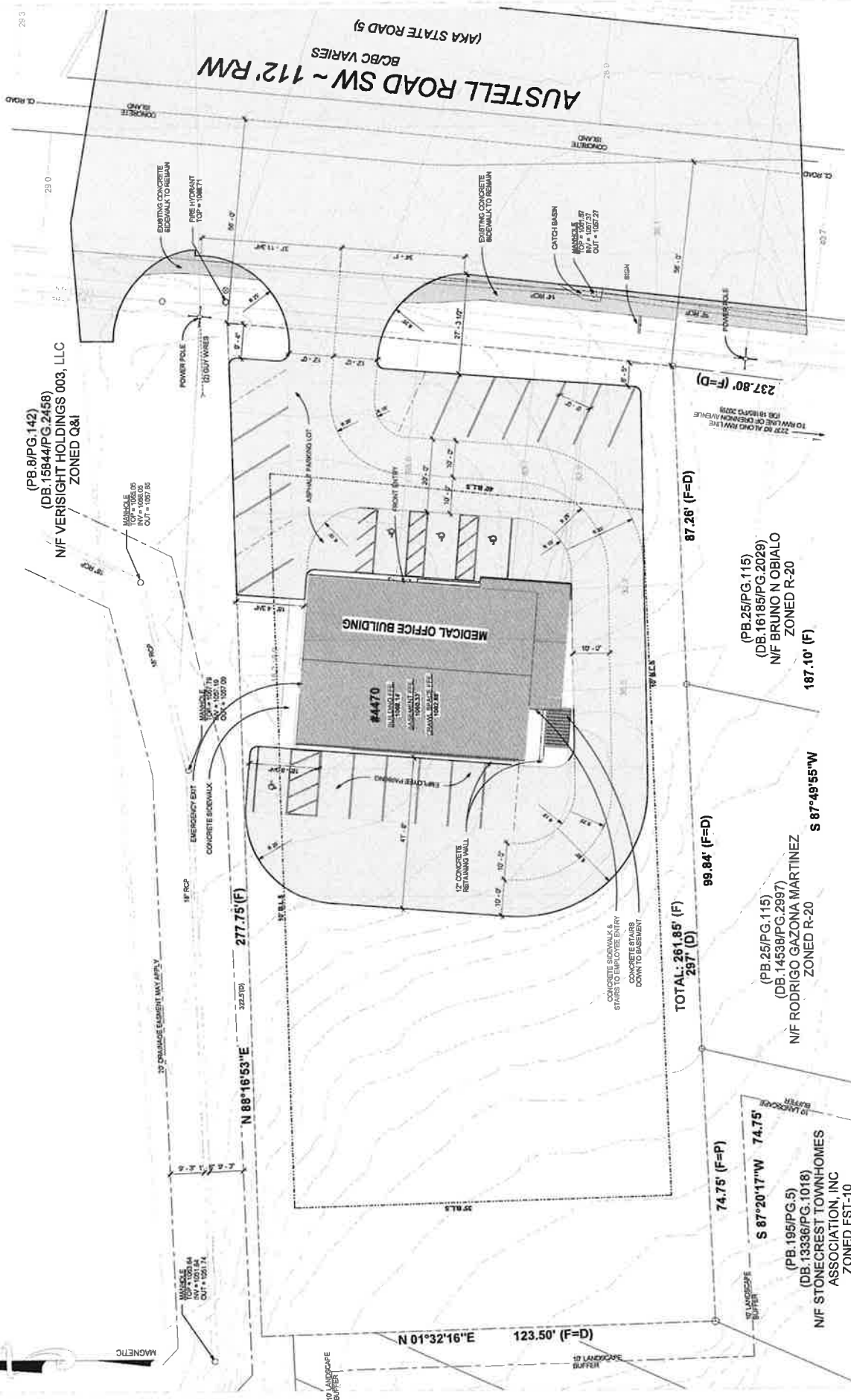
4470 AUSTELL ROAD - DB.16182/PG.4736

TOTAL LAND AREA : 32,910.62 SF / 0.762 ACRES
 ALLOWABLE LOT COVERAGE: 23,037.43SF / 0.529 ACRES / 70%
 EXISTING LOT COVERAGE: 2,977.36 SF / 0.068 ACRES / 9.0%
 PROPOSED LOT COVERAGE: 12,936 SF / 0.297 ACRES / 39%

PROPOSED BUILDING SETBACKS

FRONT: 40.0' (CURRENT NOT INCLUDING PARKING LOT)
 SOUTH SIDE: 10.0' (CURRENT)
 NORTH SIDE: 0.00' (PROPOSED CHANGE)
 REAR: 35.0' (CURRENT)

NOTE: PROPERTY IS CURRENTLY ZONED R-20



TOTAL: 261.85' (F)
297' (D)

99.84' (F=D)

87.26' (F=D)

237.80' (F=D)

(PB.25/PG.115)
(DB.16185/PG.2029)
NIF BRUNO N OBIALO
ZONED R-20

187.10' (F)

S 87°49'55"W

(PB.25/PG.115)
(DB.14538/PG.2997)
NIF RODRIGO GAZONA MARTINEZ
ZONED R-20

99.84' (F=D)

74.75' (F=P)

(PB.195/PG.5)
(DB.13336/PG.1018)
NIF STONECREST TOWNHOMES
ASSOCIATION, INC
ZONED FST-10

S 87°20'17"W

74.75'

N 01°32'16"E

123.50' (F=D)

277.75' (F)

N 88°16'53"E

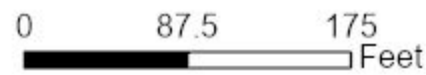
32.510'



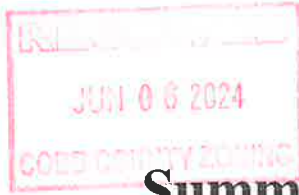
Z-37 2024 Aerial Map



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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: _____

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

- a) Proposed use(s): EXISTING RESIDENTIAL STRUCTURE TO BE REMODELED/ CONVERTED TO FAMILY DOCTORS OFFICE.
- b) Proposed building architecture: WOOD FRAMED STRUCTURE ON CMU CRAWL FOUNDATION. BRICK & CONCRETE SIDING.
- c) Proposed hours/days of operation: MONDAY-FRIDAY : 7AM-5PM
- d) List all requested variances: REQUESTING 0 SET BACK ON NORTH SIDE OF PROPERTY (44600 AUSTELL RD. PROP.). REQUESTING 20 FT. LANDSCAPE BUFFER ON LEFT SIDE BE REDUCED TO 10 FT. FOR DRIVE ACCESS TO REAR.

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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).

