



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-54-2024

### **SITE BACKGROUND**

Applicant	Brian Condo
Phone	770-827-7683
Email	blcondo@yahoo.com
Representative Contact	Brian Condo
Phone	770-827-7683
Email	blcondo@yahoo.com
Titleholder	Bolt Electric Services, LLC
Property Location	Located on the southwesterly side of Veterans Memorial Highway, directly across from Cooper Lake Road
Address	269 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

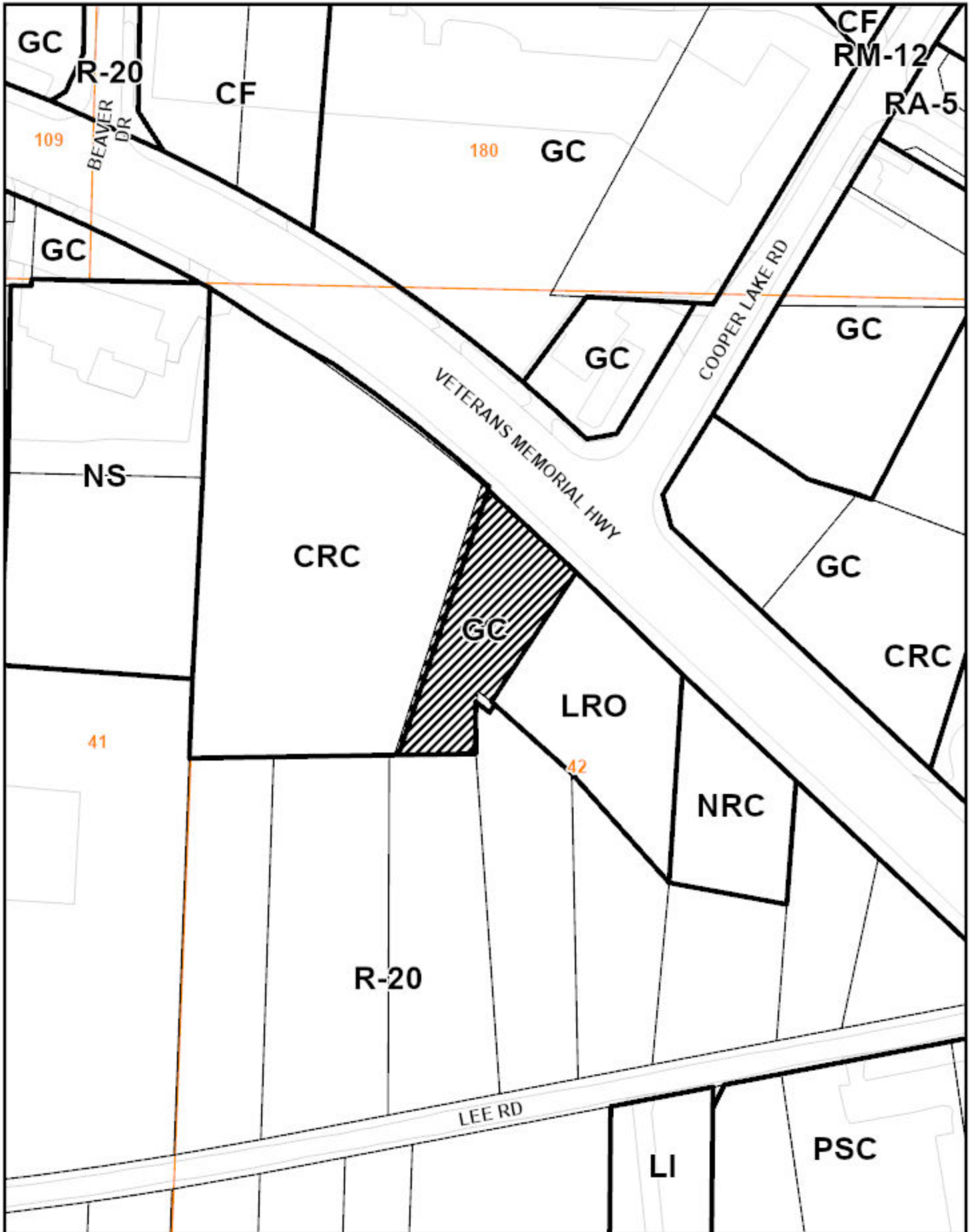
### **QUICK FACTS**

Commission District	4 - Sheffield
Current Zoning	GC
Current Use of Property	Vacant
Proposed Zoning	NRC
Proposed Use	Office/warehouse
Future Land Use	NAC
Site Acreage	0.41
District	18
Land Lot	42
Parcel #	18004200200
Taxes Paid	Yes

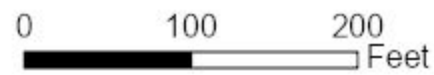
### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

# Z-54 2024 Map



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



-  Zoning Boundary
-  City Boundary



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 30'

NO.	REVISION	DATE
1		
2		
3		
4		
5		

**BOUNDARY SURVEY**  
 PREPARED FOR: BRIAN CONDO  
 LAND LOT 42 - 18TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA - 08/11/2023

PROJECT  
2596701

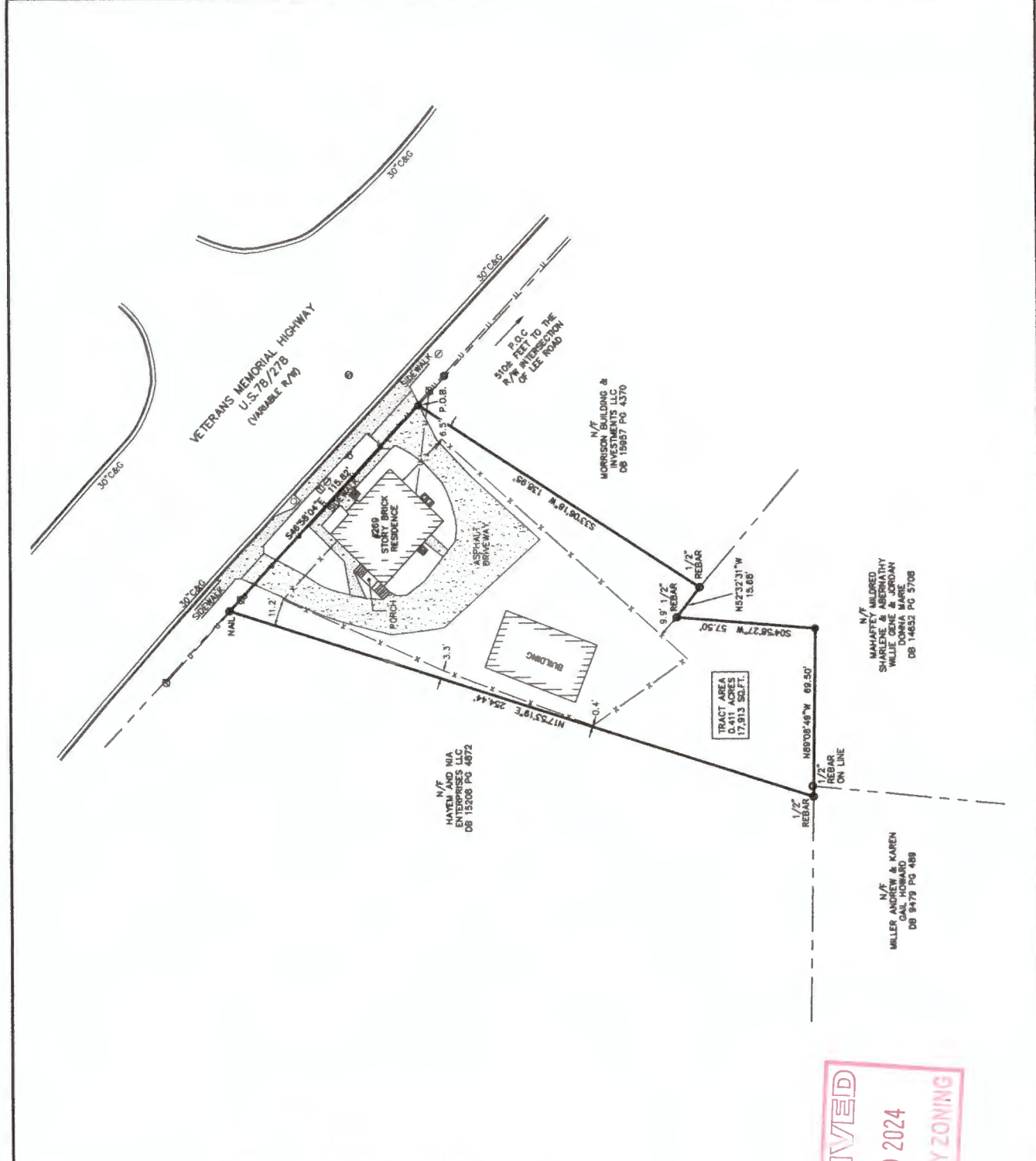
SHEET  
1 OF 1

**BOUNDARY**  
**Zone, Inc.**  
 800 SATELLITE BLVD., SUWANEE, GA 30024  
 WWW.BOUNDARYZONE.COM (770) 21-5772

BOUNDARY REFERENCES: DB 10624 PG 187  
 FIELDWORK PERFORMED ON 07/17/2023

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,048 FEET.

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



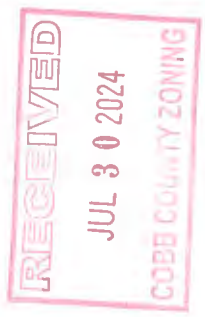
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AS SHOWN ON THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUTABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS TO THE 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.



FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 LSP #839

*Daniel F. Conroy*  
 DANIEL F. CONROY PLS 2350

08/11/2023  
 DATE



- LEGEND**
- FOUND (AS NOTED)
  - POWER/LIGHT POLE
  - GUY WIRE
  - REBAR WITH
  - POWER METER
  - CAP SET LSP # 839
  - POWER BOX
  - R/W MONUMENT
  - FIRE HYDRANT
  - WATER WALLE
  - POWER POLE
  - LIGHT POLE
  - GAS METER
  - GAS VALVE
  - CABLE BOX
  - TELEPHONE BOX
  - SIGNER LINE
  - UTILITY LINE
  - JUNCTION BOX
  - CLEAN CUT
  - OVERHEAD UTILITY LINE
  - N/W OR FORMERLY
  - S-S-SERWER LINE
  - G-G-GAS LINE
  - C-C-CABLE LINE
  - DRAINAGE INLET
  - OVERHANG
  - C.B. CATCH BASIN
  - N/C HANDICAP
  - FINISHED FLOOR ELEVATION
  - BFE BASEMENT FLOOR ELEVATION
  - GFE GARAGE FLOOR ELEVATION
  - DEED BOOK
  - PB PLAT BOOK
  - PG PAGE

- T - TELEPHONE LINE  
 - X - FENCE LINE  
 - 920 - CONTOUR LINE  
 - 920 - BENCHMARK  
 - COP EDGE OF PAVEMENT  
 - L.L. LAND LOT  
 - N/W NOW OR FORMERLY  
 - R/W RIGHT-OF-WAY  
 - P/L PROPERTY LINE

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## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) List all requested variances: N/A
- .....

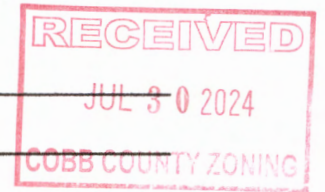
.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Office and warehouse
- b) Proposed building architecture: Existing buildings
- c) Proposed hours/days of operation: 7am - 7pm
- d) List all requested variances: Commercial Office / warehouse
- .....

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

None

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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).**

No

.....

- 9 a) Yes, the zoning proposal will permit a use that is suitable in view of the adjacent properties. It will beautify the existing area.
- b) The zoning proposal will not adversely affect the adjacent properties.
- c) The property affected by the zoning proposal does not have a reasonable economic use as currently zoned.
- d) No, the zoning proposal will not increase traffic or be burdensome in any way to the existing infrastructure.
- e) Yes the zoning proposal conforms to the ~~the~~ intent of the land use.
- f) The area is gentrifying and the approval of the zoning proposal will allow Bolt Electric to ~~the~~ upgrade the existing ~~the~~ buildings.

