



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-65

### **SITE BACKGROUND**

|                        |   |
|------------------------|---|
| Applicant              | Trejo Soccer Academy, LLC   |
| Phone                  | 770-427-7004  |
| Email                  | ajrozen@rozenandrozen.com   |
| Representative Contact | Adam J. Rozen, Esq.   |
| Phone                  | 770-427-7004  |
| Email                  | ajrozen@rozenandrozen.com   |
| Titleholder            | Om Investments International Ltd.   |
| Property Location      | Located on the north side of Lions Club Drive, north of Veterans Memorial Highway |
| Address                | 560 Lions Club Drive  |
| Access to Property     | Lions Club Drive  |

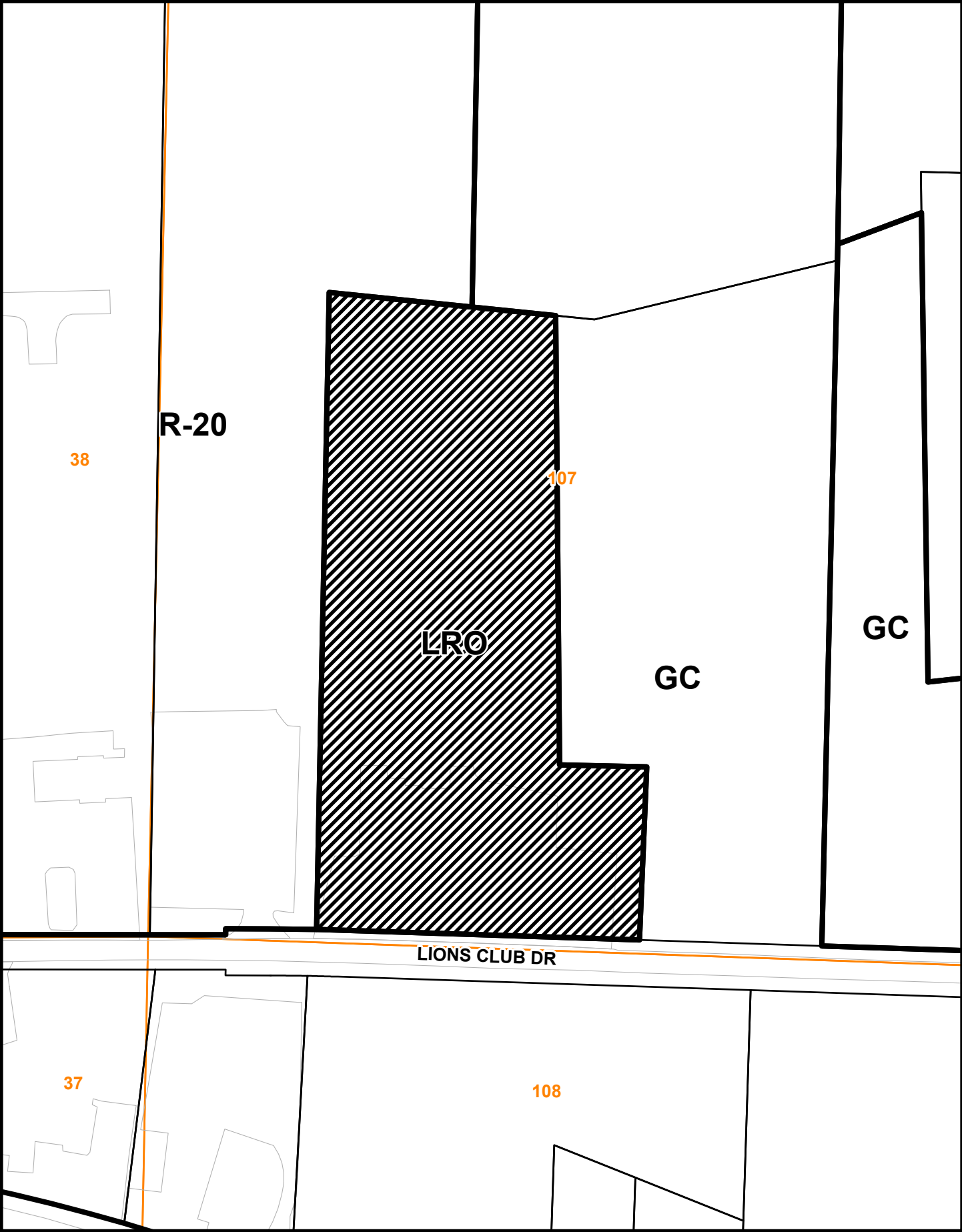
### **QUICK FACTS**

|                         |   |
|-------------------------|---|
| Commission District     | 4 - Sheffield                             |
| Current Zoning          | LRO                                       |
| Current Use of Property | Vacant commercial                         |
| Proposed Zoning         | CRC                                       |
| Proposed Use            | Commercial indoor recreation and assembly |
| Future Land Use         | MTC-mdr                                   |
| Site Acreage            | 2.72                                      |
| District                | 17  |
| Land Lot                | 107                                       |
| Parcel #                | 17010700080                               |
| Taxes Paid              | Yes                                       |

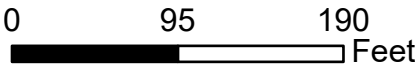
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-65 2024 Map

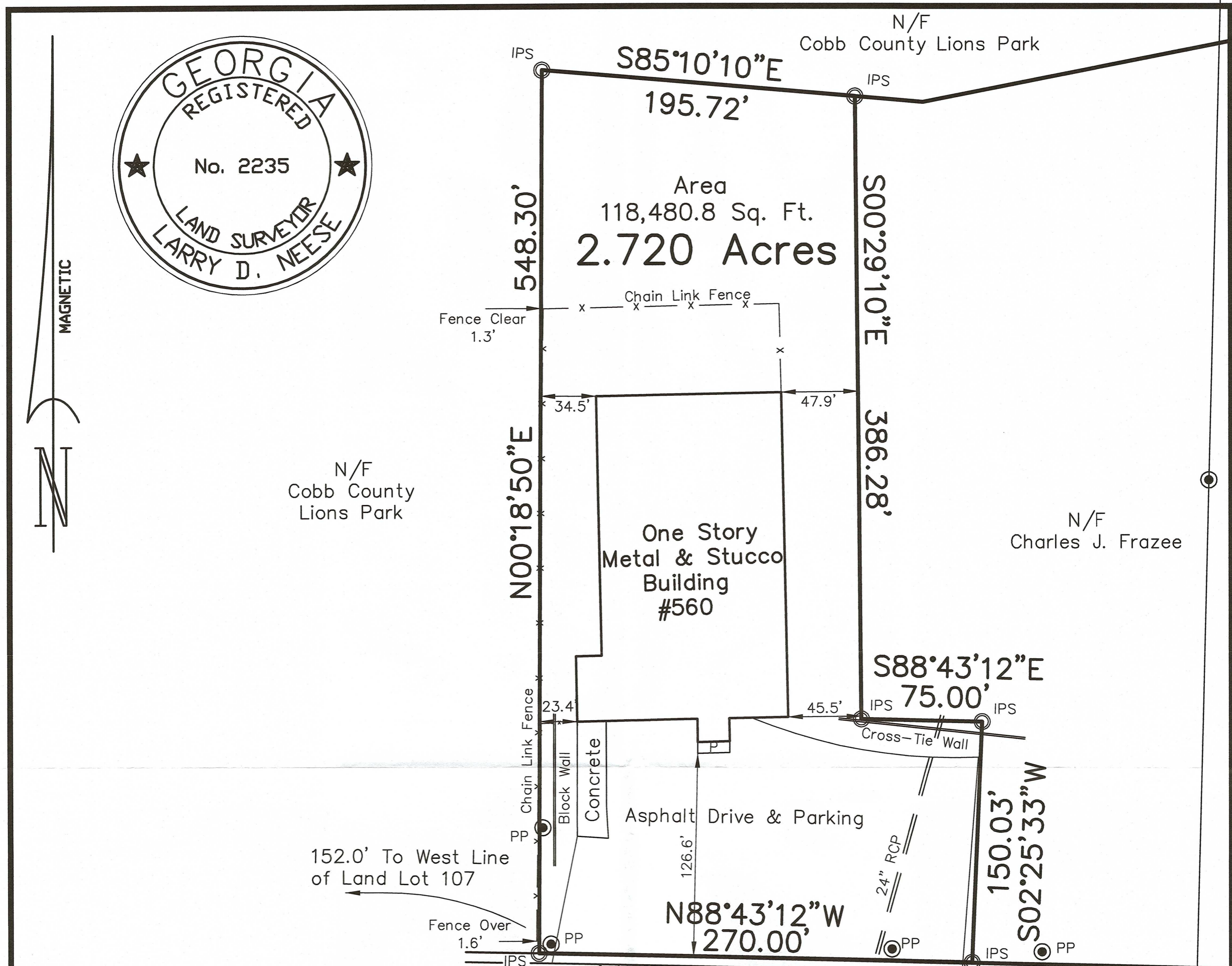


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary





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THIS PROPERTY ~~IS~~ (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS. PANEL NO. 13067C0204G, DATED 12-16-2008

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF .2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

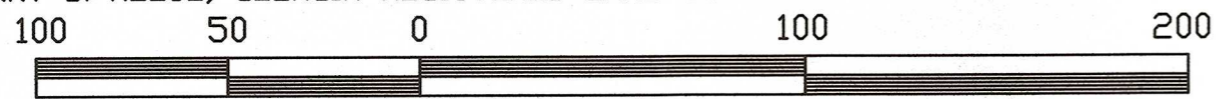
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR SokkiaSet60R LINEAR SokkiaSet60R

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, 'AMEN'. Deut. 27:17

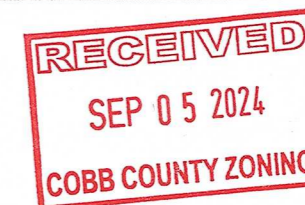
SURVEY FOR:

**Kamal K. Najhawan**

|                      |                |
|----------------------|----------------|
| LOT xx               | BLOCK          |
| PLAT BOOK            | PAGE           |
| LAND LOT 107         |                |
| DISTRICT 17th        | SECTION 2nd    |
| COUNTY Cobb          | STATE: GEORGIA |
| DATE August 31, 2009 | REVISED        |
| SCALE: 1= 100'       | JOB NO. 090083 |

**WEST GEORGIA SURVEYORS, INC.**

731 Sandtown Road Marietta, Georgia 30008 (770) 428-2122



2-65



# Z-65 2024 Aerial Map



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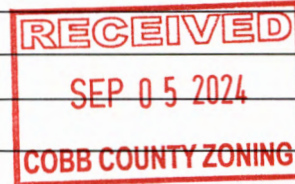
0 95 190  
Feet

 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):** Commercial Indoor Recreation and limited assembly; Established soccer training business currently located in Cobb County.
- b) **Proposed building architecture:** Existing footprint to remain; exterior and interior plans submitted separately
- c) **Proposed hours/days of operation:** Monday - Saturday 7 AM - 8 PM
- d) **List all requested variances:** None at this time.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Located in Mableton Town Center and adjacent to County park property and will provide needed recreational space for the immediate neighborhood.

\_\_\_\_\_

\_\_\_\_\_

.....  
**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).**

\_\_\_\_\_

\_\_\_\_\_