



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-80
Public Hearing Dates:
PC: 12-04-18
BOC: 12-18-18

SITE BACKGROUND

Applicant: Embry Development Company LLC

Phone: (404) 569-9756

Email: mike@embrycompanies.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: E.E. Beavers Family Partnership, L.P.
and Estate of Edgar C. Long

Property Location: Northwest side of Old
Bankhead Highway, south side of Veterans
Memorial Highway, east of Old Powder Springs
Road

Address: 1140 Old Bankhead Highway

Access to Property: Old Bankhead Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial), and PSC
(Planned Shopping Center)

Current use of property: Undeveloped

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhouses

Future Land Use Designation: CAC (Community
Activity Center)

Site Acreage: 12.035 ac

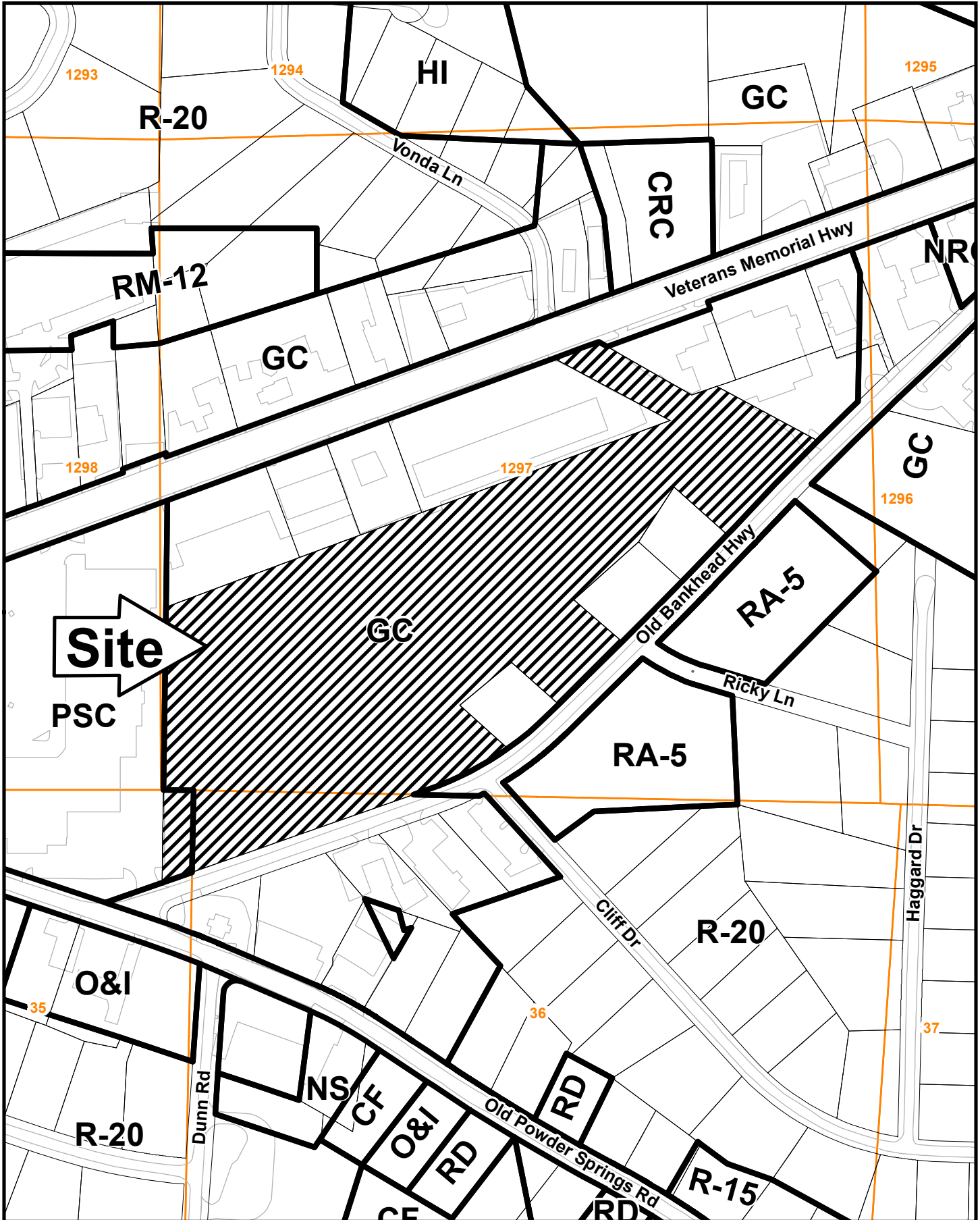
Districts: 18 and 19

Land Lot: 35, 36, and 1297

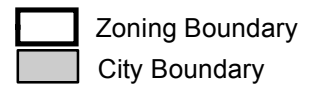
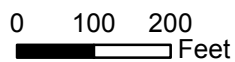
Parcel #: 19129700350

Taxes Paid: Yes

Z-80 2018-GIS



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



Z-80
(2018)

OLD BANKHEAD HWY TRACT
COBB COUNTY, GEORGIA
LAND LOT 36, 18th DIST., 2nd SEC., LAND LOT 1297, 19th DIST., 2nd SEC.

ZONING PLAN

DATE	8/21/18
PROJECT	18031
DRAWN BY	TS
CHECKED BY	TS
SCALE	1"=40'
SHEET	Z-1

1 of 1

REVISIONS

NO.	DATE	REVISION

STANLEY DESIGN ARCHITECTS
1000 Peachtree Lake Drive, Suite 100
Atlanta, Georgia 30329
Phone: 404.525.1234
Fax: 404.525.1235
www.stanleydesign.com



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TOTAL SITE AREA 12.035 AC
PROPOSED HOMES 96
DENSITY 8 U/AC
EXISTING ZONING CC
PROPOSED ZONING RM-8
GUEST PARKING 48 SPACES
MIN. UNIT SIZE 24' X 50'

NOTES

- 1) ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP (FIRM) NUMBER 130201010001, EFFECTIVE DATE 12/16/2006, THERE IS NO FLOOD HAZARD ON THIS SITE.
- 2) NO ARCHITECTURAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- 3) NO CHURCH IS KNOWN TO EXIST ON THIS SITE.
- 4) THE PROPOSED DEVELOPMENT IS NOT A STREAM ECOCLOGY GROUP AND REPORTED ON BEHOLD A STREAM AND WETLAND POST ON THIS SITE. THESE FEATURES ARE ILLUSTRATED ON THE EXHIBIT.
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- 6) TOPOGRAPHIC INFORMATION SOURCED FROM COBB COUNTY GIS MAPPING SYSTEM.



SEP 6 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



BLDG	UNITS
1	7
2	7
3	8
4	8
5	8
6	4
7	6
8	6
9	6
10	6
11	8
12	8
13	7
14	7
	<u>96</u>

LOCATION MAP N.I.S.

SEP 6 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Not Released For Construction

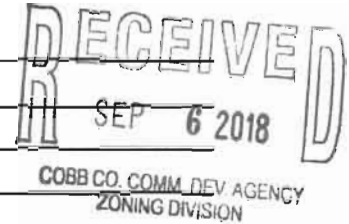
Application No. Z-800 (2018)

Hearing Dates: PC: 12/04/2018
BOC: 12/18/2018

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): 1,700 square feet, and greater
- b) Proposed building architecture: Traditional
- c) List all requested variances: None known at this time.



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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- d) List all requested variances: Not Applicable.

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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).

None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.