



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-56

Public Hearing Dates:

PC: 9-3-19

BOC: 9-17-19

---

**SITE BACKGROUND**

Applicant: KO Management, Inc.

Phone: 404-643-2637

Email: [komanagementinc@gmail.com](mailto:komanagementinc@gmail.com)

Representative Contact: Parks F. Huff

Phone: 770-422-7016

Email: [phuff@slhb-law.com](mailto:phuff@slhb-law.com)

Titleholder: The Estate of Lewis E. Lee; KO Management, Inc.

Property location and address: West side of Mableton Parkway; north side of Wood Valley Road; and on the east side of Glore Circle

Access to Property: Glore Circle and Wood Valley Road

---

**QUICK FACTS**

Commission District: 4- Cupid

Current Zoning: R-20 (Single-family Residential) and NRC (Neighborhood Retail Commercial)

Current use of property: Single-family houses and undeveloped land

Proposed zoning: RA-5 (Single-family Residential)

Proposed use: Residential Subdivision

Future Land Use Designation: MDR (Medium Density Residential)

Site Acreage: 5.44 ac

District: 17 and 18

Land Lot: 37 and 39

Parcel #: 17003700330, 17003700340, 17003700400, 17003700410, 18003900010, 18003900020 and 18003900030

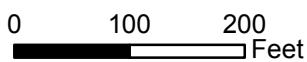
Taxes Paid: Yes



---

# Z-56 2019-GIS



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



 Zoning Boundary  
 City Boundary

**RECEIVED**  
JUN 06 2019

Z-56  
(2019)

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC.  
211 Folsom Street  
Atlanta, GA 30308  
www.crescentvieweng.com

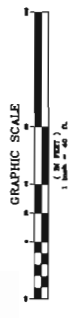
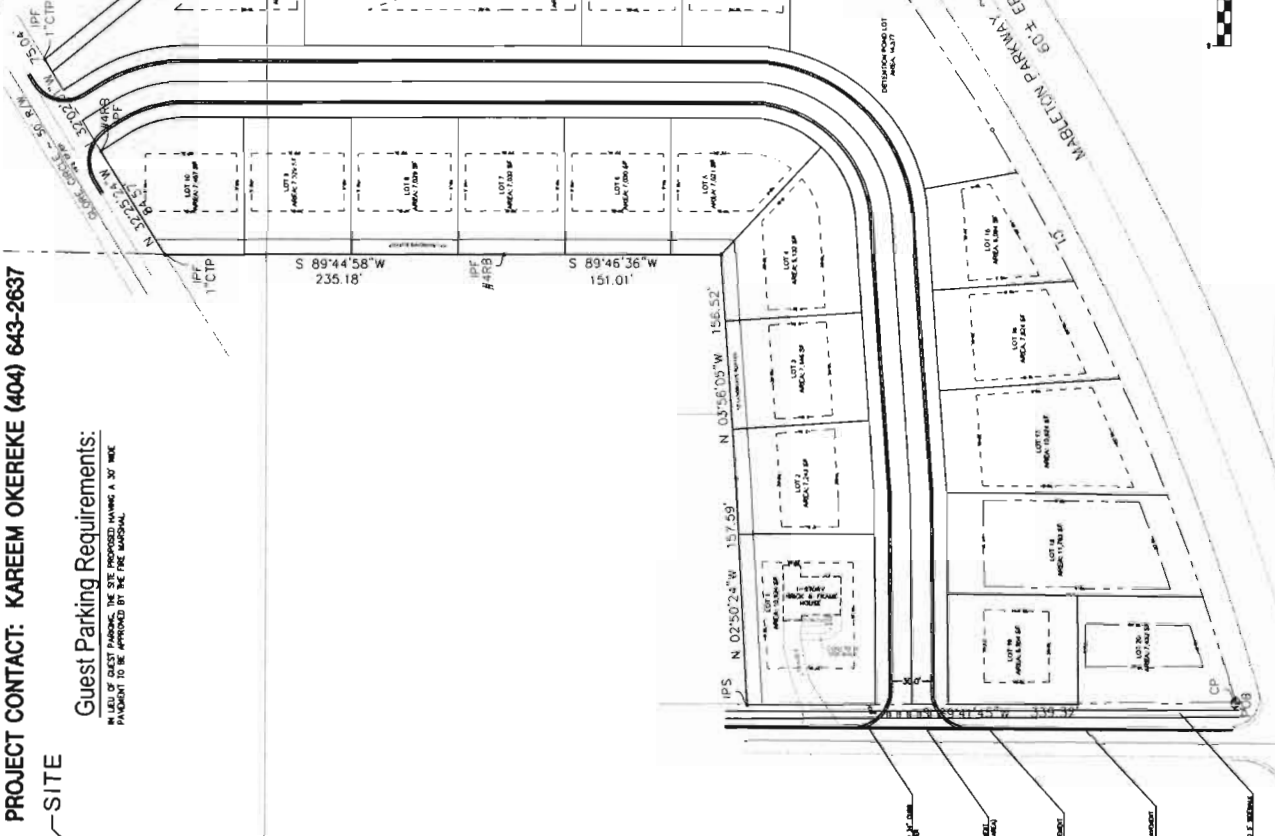
Prepared For:  
Kareem Okereke  
1800 Mableton Drive  
Powder Springs, GA 30127

Site Plan  
DATE: 5/21/19  
REVISIONS:

Zoning Variance Plan For  
5310 Mableton Parkway SW  
Land Lot 37 17th District  
Cobb County, Georgia

Sheet No.  
C-1

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

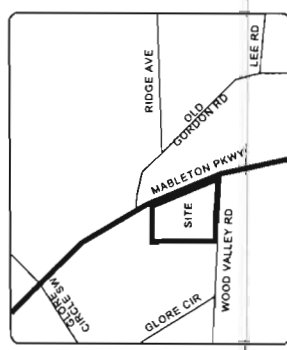


PROJECT CONTACT: KAREEM OKEREKE (404) 643-2637

Guest Parking Requirements:  
IN ALL OF GUEST PARKING, THE SITE PROPOSER SHALL MAKE A 30' WIDE PARKING TO BE APPROVED BY THE FIRE DEPARTMENT.



FEMA Map  
MTS



Location Map  
MTS

**Site Notes:**

1. THE SITE CONTAINS 5.14 ACRES
2. SITE LOCATION: 5310 MABLETON PARKWAY SW, MABLETON, GA 30128
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEYS PLUS, INC. DATED OCTOBER 21, 2005.
5. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP PLU03000A.C, DATED DECEMBER 16, 2006.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO HISTORICAL, ARCHITECTURAL, OR ANTHROPOLOGICAL LANDMARKS LISTED ON THE NATIONAL REGISTER OF HISTORICAL PLACES WITHIN THE PROJECT SITE.
8. THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
9. THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
10. ALL KNOWN UTILITY EASEMENTS FOR THE SURVEY ARE SHOWN ON THIS PLAN
11. THERE IS ONE PROPOSED ACCESS POINT TO THE SUBDIVISION.
12. SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONNECTION TO COBB COUNTY SEWER SYSTEM. NO ON-SITE SEPTIC SYSTEM IS PROPOSED.

**Zoning Requirements:**

- PROPOSED ZONING: RM-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- SITE DENSITY - 5 UNITS PER ACRE MAXIMUM ALLOWED (27 TOTAL)  
- 3.5 UNITS PER ACRE PROPOSED
- MINIMUM LOT SIZE: 7,000 SQUARE FEET  
MINIMUM WIDTH BETWEEN BUILDINGS: 10 FEET  
MINIMUM PUBLIC ROAD FRONTAGE: 70 FEET
- MINIMUM BUILDING SETBACKS:  
- FRONT: 25 OR 40 FEET  
- SIDE: 5 FEET OR 25 FEET  
- REAR: 20 OR 40 FEET

**Parking Requirements:**

- PROPOSED ZONING: RM-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- LANDSCAPE BUFFER AND SCREENING REQUIREMENTS:  
UNLESS OTHERWISE NOTED WITH THIS DISTRICT'S REQUIREMENTS, ANY PROPERTY WITHIN AN RM-5 DISTRICT WHICH ADJACENTS A MORE RESTRICTIVE, RESIDENTIALLY ZONED PROPERTY SHALL HAVE A MINIMUM TEN-FOOT LANDSCAPED SCREENING BUFFER BETWEEN THE PROPERTY AND THE MORE RESTRICTIVE PROPERTY. THE BUFFER SHALL BE COMPOSED OF PLANTINGS NOT LESS THAN 6 FEET TALL. THE BUFFER SHALL BE MAINTAINED IN SUCH CASE THAT THE REQUIRED BUFFER IS GREATER THAN THE REQUIRED SETBACK. THE REQUIRED BUFFER SHALL BE ADHERED TO.
1. MINIMUM OF TWO PARKING SPACE PER DWELLING UNIT - SINGLE FAMILY DETACHED.

GDOT PERMITS WILL BE REQUIRED FOR WORK IN THE RIGHT OF WAY



Application No. z- 56  
Sept. 2014

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1,800 square feet.
  - b) Proposed building architecture: To be determined.
  - c) List all requested variances: None known at this time.
- .....

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

- a) Proposed use(s): \_\_\_\_\_
  - b) Proposed building architecture: \_\_\_\_\_
  - c) Proposed hours/days of operation: \_\_\_\_\_
  - d) List all requested variances: \_\_\_\_\_
- .....

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

.....

**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

\_\_\_\_\_