



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

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## 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

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## 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

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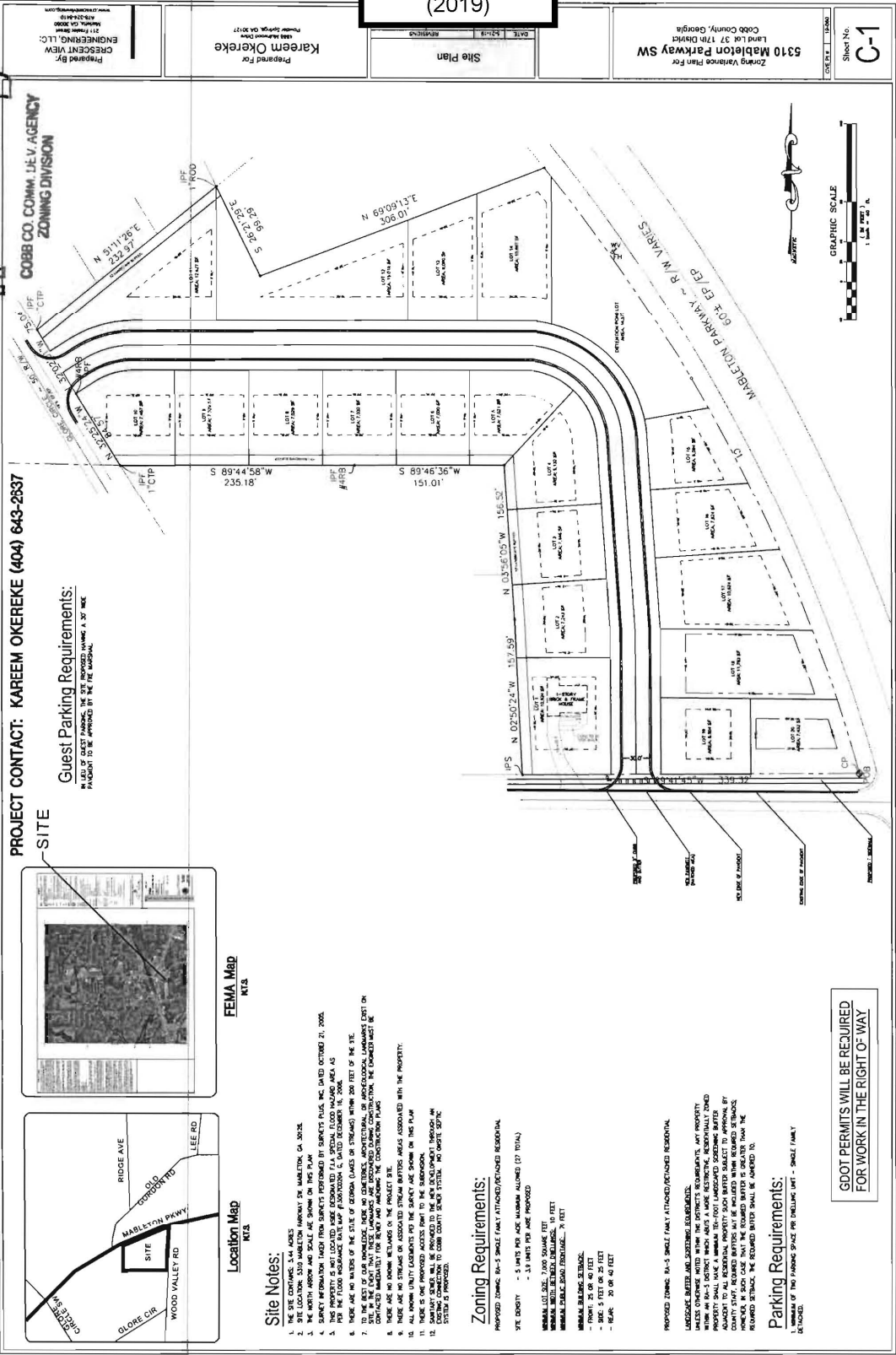
## FINAL ZONING STAFF RECOMMENDATION: (Zoning staff member: Jason Campbell)

Based on the analysis of this case, Staff recommends **APPROVAL**, subject to the following:

1. All lots to be 7,000 square feet;
2. Variances in Zoning comments, except for lot size;
3. Fire Department comments and recommendations;
4. Site Plan Review Division comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

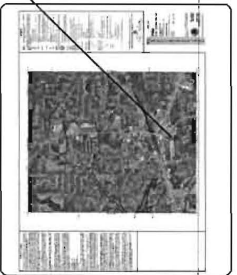
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 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**Z-56  
(2019)**

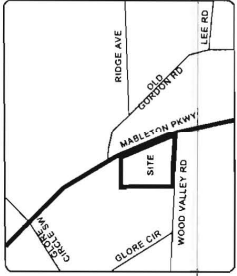


PROJECT CONTACT: KAREEM OKEREKE (404) 643-2837

Guest Parking Requirements:  
 1. ALL OF GUEST PARKING THE SITE SHOWN NUMBER 7, 30' W.C.  
 2. PARKING TO BE APPROVED BY THE AGENCIES.



FEMA Map  
N13



Location Map  
N13

**Site Notes:**

1. THE SITE CONTAINS 3.44 ACRES.
2. THE SITE IS LOCATED WITHIN AN ASSIGNED FLOOD HAZARD AREA.
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, 2008.
5. THIS PROPERTY IS NOT LOCATED WITHIN AN ASSIGNED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD HAZARD MAP.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA SHOWN ON THIS PLAN.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORICAL, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS IDENTIFIED ON THIS PROPERTY.
8. THERE ARE NO DRINKING WATERS ON THE PROPERTY.
9. THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS ASSOCIATED WITH THE PROPERTY.
10. ALL HOME UTILITY EXHIBITS FOR THE SURVEY ARE SHOWN ON THIS PLAN.
11. THE PROPERTY IS NOT LOCATED WITHIN AN ASSIGNED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD HAZARD MAP.
12. SURVEY STAKES WILL BE PROVIDED TO THE ARCHITECT/ENGINEER THROUGH AN EXISTING CONNECTION TO COBB COUNTY SURVEY SYSTEM. NO SURVEY STAKES TO BE PROVIDED.

**Zoning Requirements:**

- PROPOSED ZONING: RM-S SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- SITE DENSITY - 5 UNITS PER ACRE MAXIMUM ALLOWED (27 TOTAL)
- MINIMUM LOT AREA - 10,000 SQ. FEET
- MINIMUM FRONT SETBACK - 10 FEET
- MINIMUM SIDE/REAR SETBACKS - 7 FEET
- MINIMUM BUILDING SETBACKS - FRONT: 25 OR 40 FEET  
 - SIDE: 5 FEET OR 25 FEET  
 - REAR: 20 OR 40 FEET

PROPOSED ZONING: RM-S SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

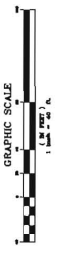
LANDSCAPE BUFFER AND SCREENING REQUIREMENTS:

UNLESS OTHERWISE NOTED IN THE SITE PLAN REQUIREMENTS, ANY PROPERTY ADJACENT TO AN ASSIGNED FLOOD HAZARD AREA SHALL BE PROVIDED WITH A MINIMUM 10-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY SUCH BUFFER SHALL BE APPROVED BY THE AGENCIES. THE BUFFER SHALL BE APPROVED BY THE AGENCIES. THE BUFFER SHALL BE APPROVED BY THE AGENCIES. THE BUFFER SHALL BE APPROVED BY THE AGENCIES.

**Parking Requirements:**

1. MINIMUM OF TWO PARKING SPACES PER OCCUPANT UNIT - SINGLE FAMILY IS REQUIRED.

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



Sheet No. **C-1**

5310 Mableton Parkway SW  
 Zoning Variance Plan For  
 Cobb County, Georgia

Prepared For  
**Kareem Okereke**  
 1000 Peachtree St NE  
 Atlanta, GA 30309

Prepared By  
**ENGINEERING, LLC**  
 1115 Peachtree St NE  
 Atlanta, GA 30309  
 www.cobbcad.com



North

**Zoning:** R-20 (Single-family Residential), and NS (Neighborhood Shopping)

**Future Land Use:** PI (Public Institutional), and MDR (Medium Density Residential)

**Z-56 2019-GIS**



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

0 100 200 Feet

Zoning Boundary  
City Boundary

WEST

**Zoning:** R-20 (Single-family Residential)

**Future Land Use:** LDR (Low Density Residential)

EAST

**Zoning:** GC (General Commercial)

**Future Land Use:** NAC (Neighborhood Activity Center)

SOUTH

**Zoning:** R-20 (Single-family Residential)

**Future Land Use:** NAC (Neighborhood Activity Center)

## **DEPARTMENT COMMENTS- Zoning Division**

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### **Current zoning district for the property**

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

### **Requested zoning district for the property**

The RA-5 district is established to provide locations for the development of affordable single-family detached or attached residential dwelling units, including the combination of duplexes, triplexes and quadraplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within or on the edge of properties delineated for any residential categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RA-5 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

## **DEPARTMENT COMMENTS- Zoning Division (continued)**

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### **Summary of the applicant's proposal**

The applicant is requesting the RA-5 zoning district to develop a detached 20-lot subdivision. The houses will be a minimum of 1,800 square feet.

### **Residential criteria**

Allowable units as zoned: 5 on the R-20 portion

Proposed # of units: 20

Net density: 3.67

Increase of units: 15

Acres of floodplain/wetlands: 0 ac

Impervious surface shown: Will meet code (40%)

### **Are there any zoning variances?**

Yes, the proposal will require contemporaneous variances for the following:

1. Reduction of the rear yard setback from the required 40 feet for exterior lots to 20 feet;
2. Reduction of the major side setback for lot 19 to 15 feet (from the allowed 20 feet, 25 feet or 35 feet);
3. Reduction of the required 7,000 square-foot minimum lot size for Lot 15 to 6,094 square feet;
4. Reduction of the required 7,000 square-foot minimum lot size for Lot 19 to 6,854 square feet; and
5. Reduction in the front setback for Lot 1 from the required 40 feet to 25 feet.

## **DEPARTMENT COMMENTS- Fire Department**

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ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

What looks to be an extension of Old Gordon Road, will need to meet fire access requirements.

GUEST PARKING: Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project.

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

## **DEPARTMENT COMMENTS- Site Plan Review (County Arborist)**

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Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

**DEPARTMENT COMMENTS- Cemetery Preservation**

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There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**DEPARTMENT COMMENTS- School System**

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Approval of this petition will cause concern for CCSD, as it will result in an impact on the enrollment for schools already over capacity.

<b>School</b>	<b>Student Capacity</b>	<b>Student Enrollment</b>	<b>Capacity Status</b>
<b>Mableton ES</b>	962	1059	97 over capacity
<b>Garrett MS</b>	975	904	71 under capacity
<b>Pebblebrook HS</b>	1812	2397	585 over capacity



## **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Buttermilk Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Potential or known drainage problems exist for developments downstream from this site.
7. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
8. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
10. Existing Lake Downstream at 827 Wood Valley Road Additional BMP's for erosion & sediment control will be required.
11. Lake Study may be required to document pre- and post-development sediment levels.
12. Stormwater discharges through an established residential neighborhood downstream.
13. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
14. Special site conditions and/or additional comments:
  - The proposed detention pond will likely need to be relocated the low point of the site to provide adequate stormwater management for the development.
  - A downstream drainage easement will be required to receive the concentrated discharge that will be created by the proposed stormwater management facility. There may be adequate DOT right-of-way along Glore Circle to provide for this conveyance. This issue must be addressed at Plan Review.

**DEPARTMENT COMMENTS- Planning Division**

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**Cobb 2040 Comprehensive Plan:** The parcel is within the Medium Density Residential (MDR) future land use category. The purpose of the MDR category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre.

**Comprehensive Plan Designation:**  Consistent  Inconsistent

**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**

Is the proposal within one-half mile of a city boundary?  Yes  No

Was the city notified?  Yes  No  N/A

**Specific Area Policy Guidelines:**  Yes  No

**Masterplan/ Corridor Study** South Cobb Implementation Strategy  Yes  No

**Design guidelines area?**  Yes  No

Does the proposal plan comply with the design requirements?  Yes  No  N/A

**Is the property within an Opportunity Zone?**  Yes  No

*(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)*

**Is the property within an Enterprise Zone?**  Yes  No

*(The South Cobb Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)*

**Is the property eligible for the Façade Improvement Program?**  Yes  No

*(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)*

(Planning comments continued on the next page)

**DEPARTMENT COMMENTS- Planning Division** (continued)

**Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?**

Yes  No

*(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)*

**Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at [www.cobbcounty.org/econdev](http://www.cobbcounty.org/econdev).**

**Special District**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes  No

Is this property within the Six Flags Special Service District?

Yes  No

**Dobbins Air Reserve Base Zones**

Is the property within the Dobbins Airfield Safety Zone?

Yes  No

Is the property within the Clear Zone (CZ)?

Yes  No

Is the property within the Accident Potential Zone (APZ I)?

Yes  No

Is the property within the Accident Potential Zone II (APZ II)?

Yes  No

Is the property within the Noise Zone?

Yes  No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes  No

**Historic Preservation**

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

## **DEPARTMENT COMMENTS- Water and Sewer**

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### **Water comments:**

Available at development:  YES  NO

Fire flow test required:  YES  NO

Size and location of existing water main(s): 6" in Wood Valley Road

Additional water comments: Also 6" in Glore Circle

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

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### **Sewer comments:**

In the drainage basin:  YES  NO

At development:  YES  NO

Approximate distance to nearest sewer: Glore Circle ROW

Estimated waste generation (in G.P.D.): Average daily flow = 3,200

Peak flow = 8,000

Treatment plant: South Cobb WRF

Plant capacity:  Yes  NO

Line capacity:  YES  NO

Projected plant availability:  0-5 years  5-10 years  over 10 years

Dry sewers required:  YES  NO

Off-site easement required:  YES\*  NO

Flow test required:  YES  NO

Letter of allocation issued:  YES  NO

Septic tank recommended by this department:  YES  NO

Subject to Health Department approval:  YES  NO

Additional sewer comments:

\*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

## DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Wood Valley Rd	Local	25	Cobb County	50'
Glore Cir	Local	25	Cobb County	50'
Mableton Parkway	Arterial	45	Georgia DOT	100'

Roadway	Location	Average daily trips	Level of service
Wood Valley Rd	N/A	N/A	N/A
Glore Cir	N/A	N/A	N/A
Mableton Parkway	North of Boggs Road	38,700	D

*Based on 2017 AADT counting data taken by GDOT, as published on their website, for Pat Mell Road.*

*Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.*

*LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

### Comments and observations

Wood Valley Road is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification. Glore Circle is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Mableton Parkway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

### Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Mableton Parkway, a minimum of 50' from the roadway centerline.
2. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Wood Valley Road, a minimum of 25' from the roadway centerline. b) donation of right-of-way on the east side of Glore Circle, a minimum of 25' from the roadway centerline.
3. Recommend applicant verify that minimum intersection sight distance is available for Wood Valley Road and Glore Circle access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.
4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

## **DEPARTMENT COMMENTS- Transportation (Continued)**

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5. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST Trail project along Mableton Parkway.
6. Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.
7. Recommend 10 -12' multi-use trail, curb and gutter along Mableton Parkway frontage per proposed SPLOST Trail project or fee in lieu of trail, sidewalk, and gutter.
8. Recommend GDOT permits for all work that encroaches up State right-of-way.
9. Recommend a 10' no access easement along the Glore Circle frontage.
10. Recommend a 10' no access easement along the Wood Valley Road frontage.

STAFF ANALYSIS

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Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

**A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal is in an area that contains a variety of land uses including single-family residential, cluster residential, retail, institutional, and offices.

**B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

It is Staff's opinion that the proposal will not have an adverse effect on the usability of adjacent or nearby property. The applicant's proposal should provide a reasonable transition in zoning intensity.

**C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

It is Staff's opinion that the applicant's rezoning proposal will not result in a use that would cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. The Cobb County School District has concerns that approval of this petition will result in an impact on the enrollment for schools already over capacity.

**D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;**

It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Medium Density Residential (MDR) future land use category. The MDR category provides for areas that are suitable for moderate density housing between 2.5 to 5 units per acre.

STAFF ANALYSIS (Continued)

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**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed density of 3.67 units per acre is within the MDR range of 2.5 to 5 units per acre. Staff recommends no variances on the lot sizes.

**The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**



**ZONING IMPACT STATEMENT FOR THE REZONING**  
**APPLICATION OF KO MANAGEMENT, INC.**

RECEIVED  
JUN 06 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

COMES NOW, KO MANAGEMENT, INC. and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings in the Mableton Parkway, Wood Valley Road and Glore Circle. The property is located on the west side of Mableton Parkway; north of Wood Valley Road; and east of Glore Circle.
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the Subject Property. The proposed development will complement the existing residential properties in the area.
- C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is located in the Medium Density Residential (MDR) category. This use is consistent with the existing residential properties in the area.
- F. There is no substantial relationship between the existing zoning classifications of NRC and R-20 which limit the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of the residential development in this area of South Cobb, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

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JUN 06 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Respectfully submitted, this the 6th day of June, 2019.

SAMS, LARKIN, HUFF & BALLI, LLP

By: \_\_\_\_\_

PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010



Application No. z- 56  
Sept. 2014

# 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): 1,800 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

\_\_\_\_\_

**Planning Commission Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

_____	_____
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Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

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**Board of Commissioners Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

_____	_____
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Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_