



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-53  
Public Hearing Dates:  
PC: 9- 1-20  
BOC: 9-15-20

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**SITE BACKGROUND**

Applicant: The Revive Land Group, LLC

Phone: 678-223-8978

Email: nallison@therevivelandgroup.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijs.com

Titleholder: Mableton Pkwy Holdings, LLC

Property location and address: Located on the north side of Mableton Parkway, the east side of Dodgen Road, and the west side of Bonanza Trail (no address).

Access to Property: Mableton Parkway, Bonanza Trail

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**QUICK FACTS**

Commission District: 4-Cupid

Current Zoning: OI (Office and institutional)

Current use of property: Undeveloped, wooded lot

Proposed zoning: RM-8 (Residential multifamily)

Proposed use: Townhomes, attached

Future Land Use Designation: MDR (Medium Density Residential)

Site Acreage: 7.58

District: 18

Land Lot: 389

Parcel #: 18038900010, 18038900100

Taxes Paid: Yes

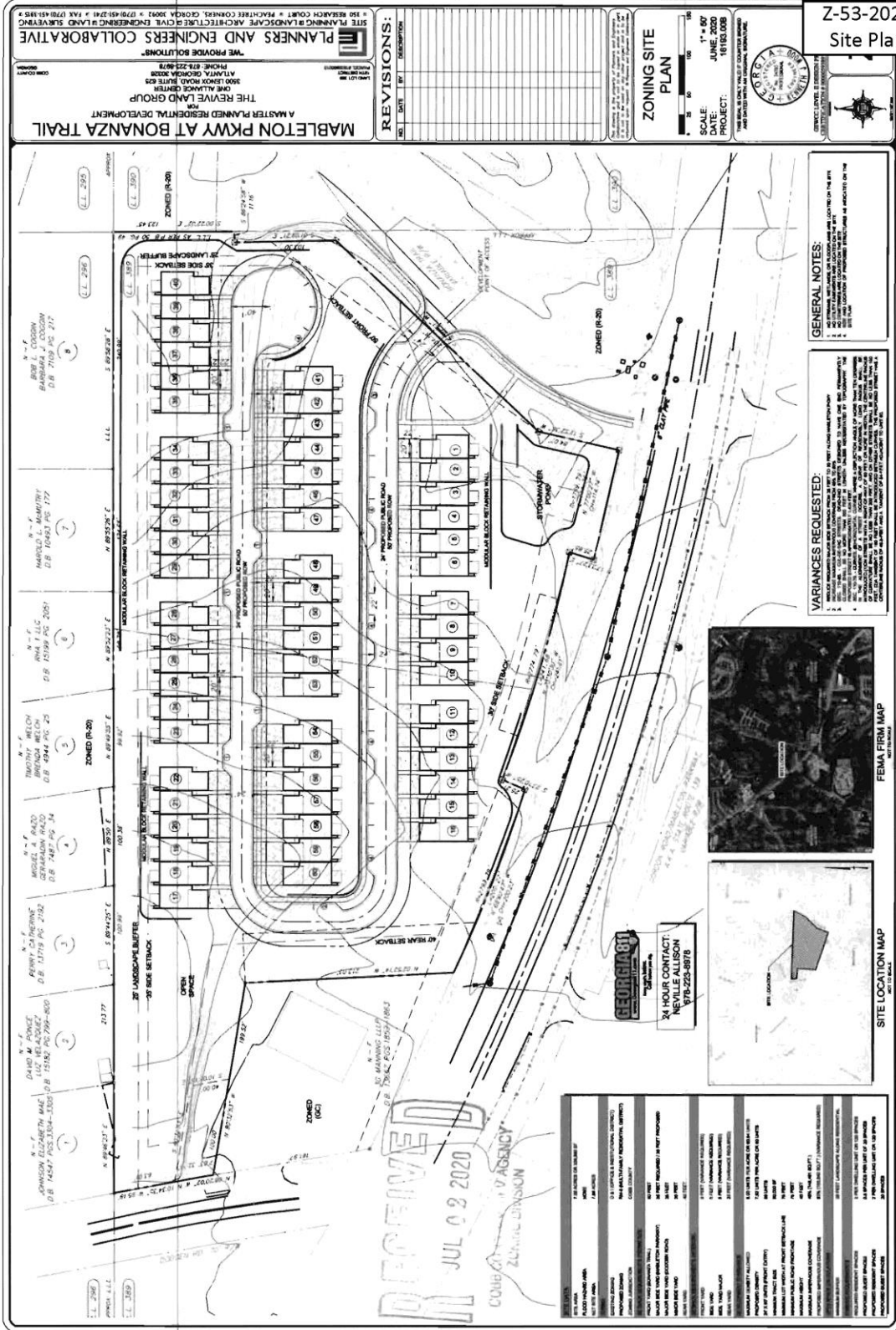
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**FINAL ZONING STAFF RECOMMENDATION:**  
(Zoning staff member: Jeannie Peyton )

Based on the analysis of this case, Staff recommends **DELETION to RA-5** subject to the following:

1. District Commissioner to approve the final site plan;
2. Fire Department comments and recommendations;
3. Site Plan Review comments and recommendations
4. Stormwater comments and recommendations;
5. Water and Sewer comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Adhere to the Mableton Pkwy & Veterans Memorial Hwy Design Guidelines.

Z-53-2020  
Site Plan



**PLANNERS AND ENGINEERS COLLABORATIVE**  
WE PROVIDE SOLUTIONS  
3800 LAWRENCE ROAD SUITE 625  
ATLANTA, GEORGIA 30338  
PHONE: 478-222-8978

**THE REVUE LAND GROUP**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
**MABLETON PKWY AT BONANZA TRAIL**

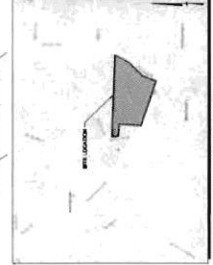
**REVISONS:**  
NO. DATE BY DESCRIPTION

**ZONING SITE PLAN**  
SCALE: 1" = 60'  
DATE: 08/18/2020  
PROJECT: 181815.000

**GENERAL NOTES:**  
1. ALL UTILITIES ARE SHOWN AS LOCATED ON THE CITY OF ATLANTA PLAT MAPS AND SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN ON THIS SITE PLAN.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.  
4. THIS SITE PLAN IS SUBJECT TO ALL CITY AND STATE REGULATIONS AND ORDINANCES.

**GENERAL NOTES:**

**VARIANCES REQUESTED:**



**GEORGIA**  
24 HOUR CONTACT:  
NEVILLE ALLISON  
978-222-8878

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
2	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
3	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
4	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
5	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
6	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
7	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
8	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
9	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
10	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
11	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
12	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
13	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
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15	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
16	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
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18	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
19	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
20	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
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23	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
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26	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
27	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
28	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
29	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON
30	ISSUED FOR PERMITS	08/18/2020	NEVILLE ALLISON

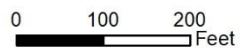
RECEIVED  
JUL 9 2020  
COMMUNITY DEVELOPMENT AGENCY  
ZONING DIVISION

APPROVED FOR PERMITS:  
NEVILLE ALLISON  
978-222-8878

# Z-53 Aerial Map



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



- Zoning Boundary
- City Boundary

North  
**Zoning:** R-20 / Single-family residential  
**Future Land Use:** LDR

WEST

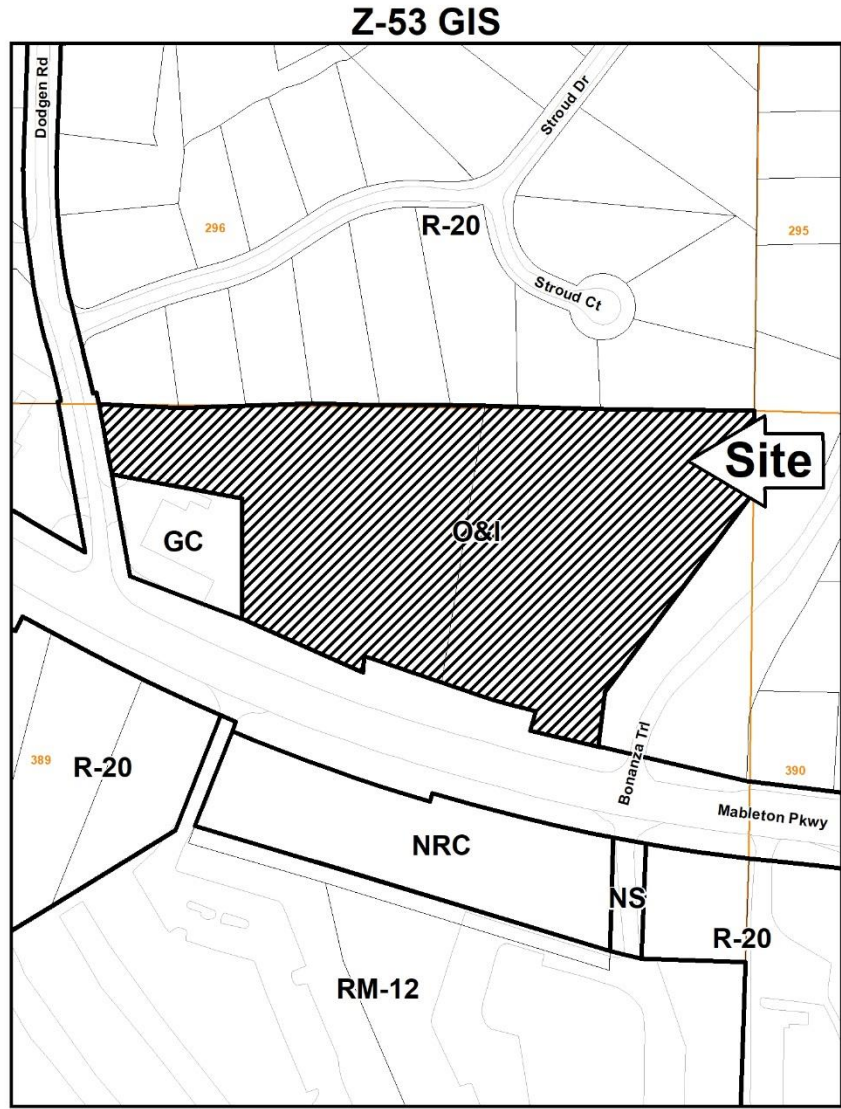
**Zoning:** R-20,  
GC / Church,  
Vacant  
commercial  
structure

**Future Land  
Use:** PI, NAC

EAST

**Zoning:** R-20 /  
Single-family  
residential

**Future Land  
Use:** MDR



SOUTH

**Zoning:** NRC / undeveloped wooded lot  
**Future Land Use:** NAC

## **DEPARTMENT COMMENTS- Zoning Division**

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

The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

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

The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center 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 RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

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

The applicant is requesting to rezone the site to the RM-8, Multifamily residential, zoning district to develop 60 attached townhome multifamily residential units on a 7.58 acre site. The 60 units will be 1600 to 2100 square feet and be in architectural style of Craftsman/Traditional.

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

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### **Residential criteria**

Allowable units as zoned: 0  
Proposed # of units: 60  
Net density: 7.92  
Increase of units: 60  
Acres of floodplain/wetlands: 0  
Impervious surface shown: 50%

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

Yes

1. Increase the maximum impervious surface allowed from 45% to 50%.

## **DEPARTMENT COMMENTS- Fire Department**

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Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.8.2.1)

### **Fire Hydrants**

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. (Cobb County Development Standards 410.5.2)

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

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Modular block retaining walls must be backfilled with compacted, non-organic soil. The proposed modular block retaining wall within the 25' landscape buffer at the NW corner will severely limit the amount of landscape buffer material which can be installed in this area.

## **DEPARTMENT COMMENTS- Cemetery Preservation**

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No comments.

## **DEPARTMENT COMMENTS- School System**

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Approval of this petition will not have an impact on the enrollment of schools.

## **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard zone: No
2. Drainage Basin: Unnamed Tributary to Queen Creek
3. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system. The site discharges at two locations within the western right-of-way of Bonanza Trail and passes under the road via storm drain pipes. Capacity analysis of existing pipes will be required.
4. Developer must provide drainage easement(s) to convey upstream offsite runoff.
5. Stormwater discharges through an established residential neighborhood downstream.
6. Special site conditions and/or additional comments:
  - Storm drain systems conveying offsite upstream runoff must be designed for the 100-year storm event. Unless restricted by the downstream piped drainage system under Bonanza Trail.

**DEPARTMENT COMMENTS- Planning Division**

R

**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

If Yes, which city?

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

If yes, which guidelines area is it? Mableton Pkwy & Veterans Memorial Hwy Design Guidelines

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)

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**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)*

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**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

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### 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

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### 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): 12" on Mableton Pkwy, 12" on Dodgen Rd

Additional water comments: Development Standards require secondary water feed

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: Mableton Pkwy frontage

Estimated waste generation (in G.P.D.): Average daily flow = 9,600 GPD

Peak flow = 24,000 GPD

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
Mableton Parkway (SR 139)	Arterial	45	GDOT	100'
Bonanza Trail	Local	25	Cobb County	50'
Dodgen Road	Minor Collector	35	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Mableton Parkway (SR 139)	East of Bonanza Trail	27,100	C
Bonanza Trail	N/A	N/A	N/A
Dodgen Road	South of Hilltop Circle	4,050	C

*Based on 2019 AADT count data taken by GDOT, as published on their website, for Mableton Parkway.*

*Based on 2016 traffic counting data taken by Cobb County DOT for Dodgen Road.*

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

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

### Comments and observations

Mableton Parkway (SR 139) is classified as an arterial roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Bonanza Trail is classified as a local roadway and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Dodgen Road is classified as a minor collector roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

### Recommendations

1. Recommend a 10' no access easement along the Mableton Parkway frontage.
2. Recommend a 10' no access easement along the Dodgen Road frontage.
3. Recommend extending access roadway uninterrupted access to a minimum of 50' by adjusted provided on-street parking location.
4. As necessitated by this development, recommend access point on Bonanza Trail include a deceleration lane. A deceleration lane is shown on the site plan submitted July 2, 2020. Recommend final design be determined during plan review, subject to Cobb County DOT approval.

**DEPARTMENT COMMENTS- Transportation (continued)**

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5. As necessitated by this development, recommend Bonanza Trail access include left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
6. Recommend curb, gutter, and sidewalk along the property frontage on Bonanza Trail.
7. Recommend public streets, lighting, and utilities be constructed to Cobb County Standard Specifications.
8. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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 the view of use and development of adjacent and nearby properties if deleted to RA-5. The property is in an area with single-family residential and neighborhood commercial uses.

**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 applicant's rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties if the proposed project is deleted to RA-5. There are similar uses adjacent to the proposed location. The project developed as RA-5 would represent an intensity and density that is compatible with the neighboring uses.

**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 which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools if the proposed project is deleted to RA-5. This opinion is supported by the departmental comments contained in this analysis.

**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 could be in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Medium Density Residential, MDR future land use category. The requested zoning district and proposed use are not consistent with the MDR land use designation.

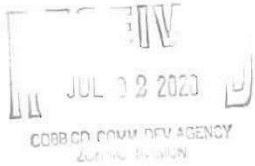
**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give grounds for deleting the applicant's rezoning proposal for the use as a multifamily residential condominium development to RA-5. The proposal would then be consistent with the MDR future land use category and compatible to other properties in the area.

STAFF ANALYSIS (continued)

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**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.**



Application No. Z-53 (2020)

Hearing Dates: PC - 09/01/2020  
BOC - 09/15/2020

### Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 1,600 - 2,100 square feet and greater
- b) Proposed building architecture: Craftsman/Traditional
- 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): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- 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.

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

**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 \_\_\_\_\_