



**Community Development –
Zoning Division**

John Pederson – Division Manager

**Case No.
Z-28-2021**

Cobb County...Expect the Best!

ZONING CASE #

Z-28-2021

SITE BACKGROUND

Applicant	Prestwick Development Company, LLC
Phone	404-949-3892
Email	chuck@prestwickcompanies.com
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	Bobby Coleman and Paul Coleman, as Joint Tenants with Rights of Survivorship; CP 4900 Floyd, LLC
Property Location	Located on the south side of White Boulevard, on the west side of Floyd Road, at the terminus of Nickajack Road, and at the terminus of Green Valley Road
Address	4900 Floyd Road, 4915 White Boulevard
Access to Property	Floyd Road, White Boulevard

QUICK FACTS

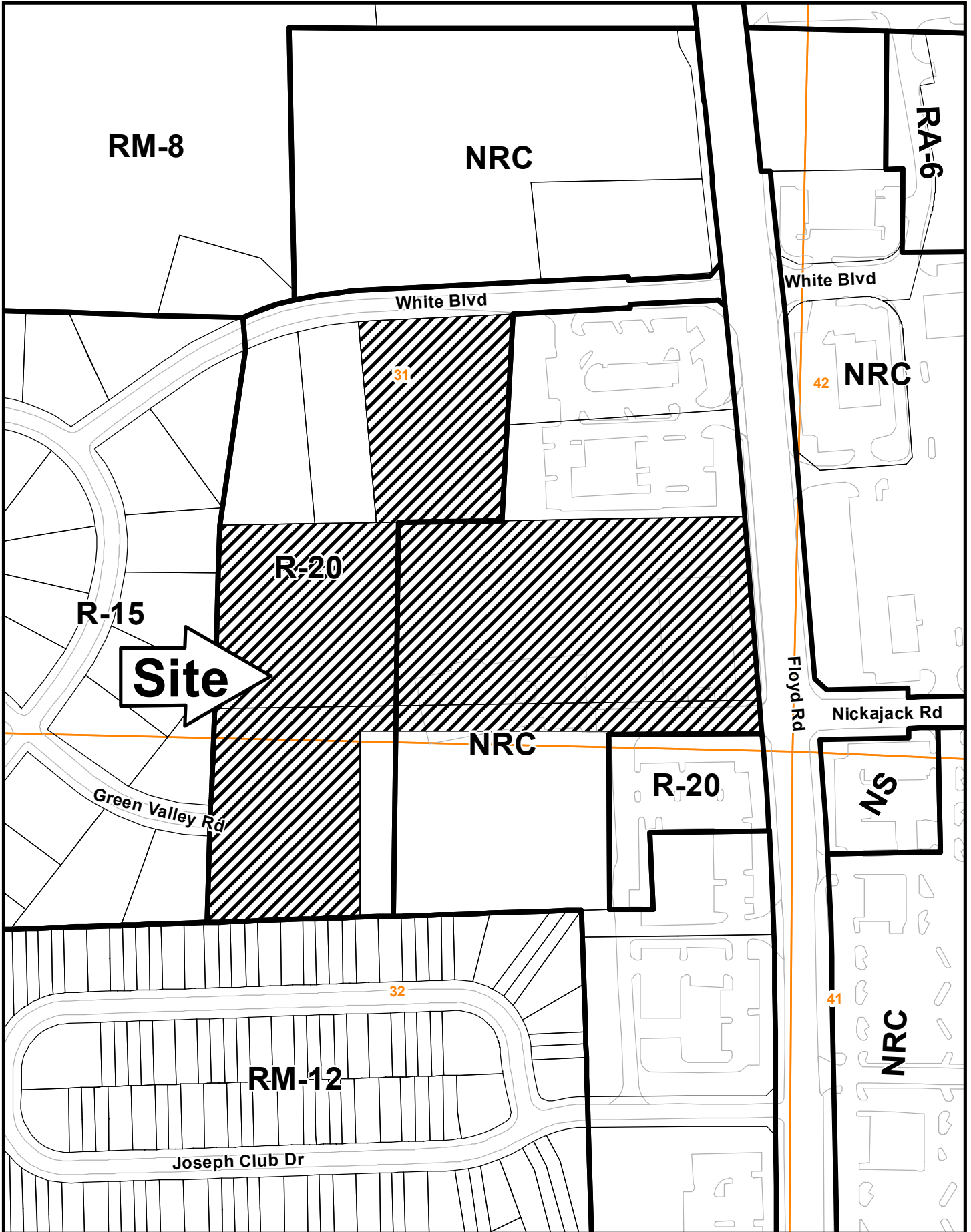
Commission District	4-Sheffield
Current Zoning	R-20, NRC
Current Use of Property	Undeveloped, vacant lot
Proposed Zoning	RM-12
Proposed Use	Multifamily Residential, Retail
Future Land Use Designation	NAC
Site Acreage	8.32
District	17
Land Lot	31, 32
Parcel #	17003100280, 17003100050, 17003200010
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

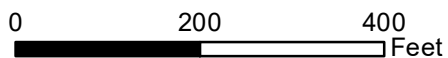
ATTACHMENTS



1. Z-28
2. Z-28A
3. Z-28-2021 _Site Plan 033121
4. Z-28-2021 _Summary of Intent 033121
5. Z-28-2021 _Renderings 033121

Z-28 2021-GIS



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





 Zoning Boundary
 City Boundary

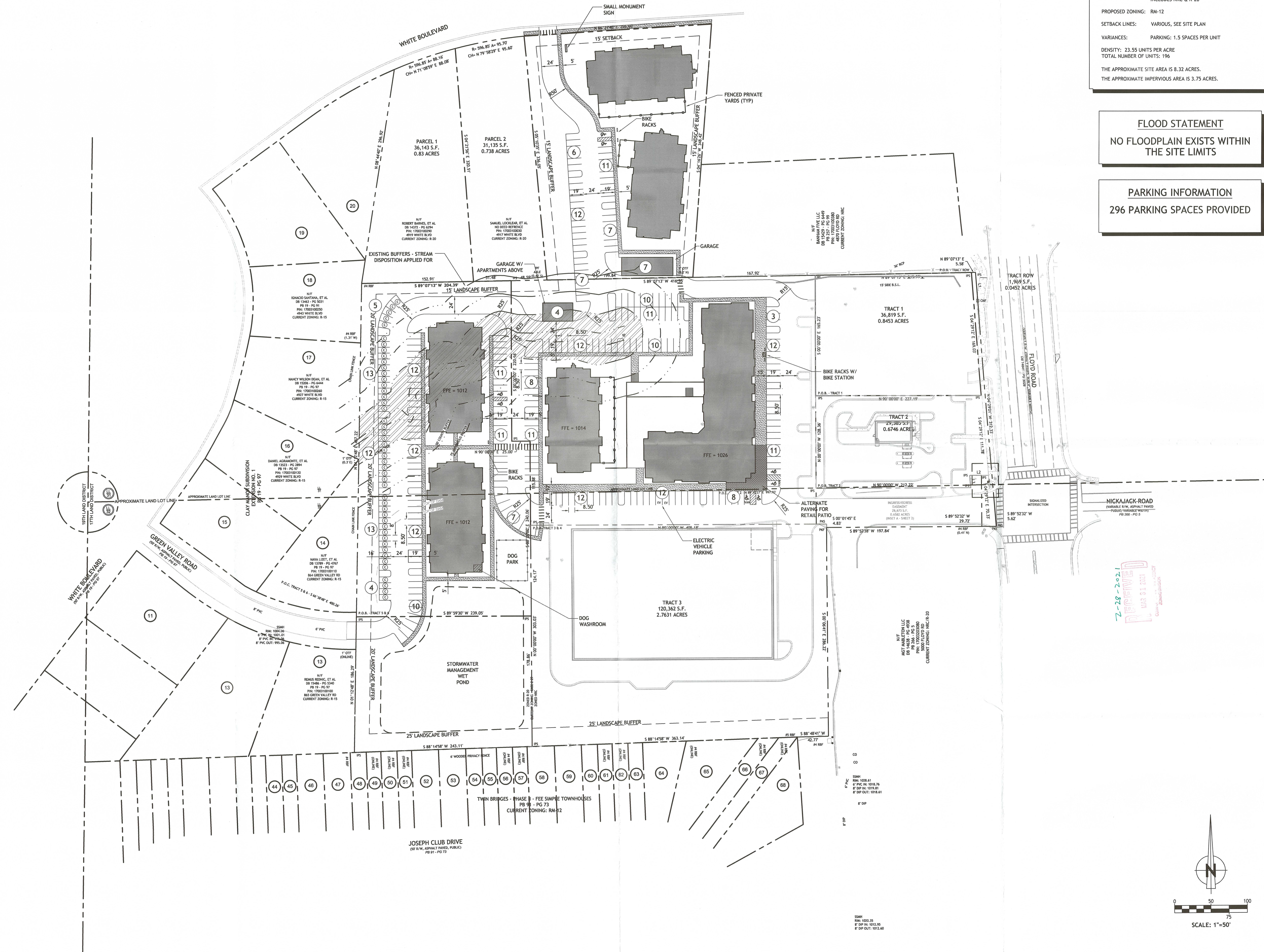
Z-28 Aerial Map



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



SITE DATA NOTES

DISTRICT: 17TH

LAND LOTS: 31ST AND 33RD

CURRENT ZONING: VARIOUS WITH MULTIPLE PARCELS. INCLUDES NRC & R-20

PROPOSED ZONING: RM-12

SETBACK LINES: VARIOUS, SEE SITE PLAN

VARIANCES: PARKING: 1.5 SPACES PER UNIT

DENSITY: 23.55 UNITS PER ACRE

TOTAL NUMBER OF UNITS: 196

THE APPROXIMATE SITE AREA IS 8.32 ACRES.

THE APPROXIMATE IMPERVIOUS AREA IS 3.75 ACRES.

FLOOD STATEMENT

NO FLOODPLAIN EXISTS WITHIN THE SITE LIMITS

PARKING INFORMATION

296 PARKING SPACES PROVIDED

NO.	REVISIONS	REQUESTED BY	DATE	DESCRIPTION

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30329
TEL 770-951-2495 FAX 770-951-2496
WWW.LONGENG.COM

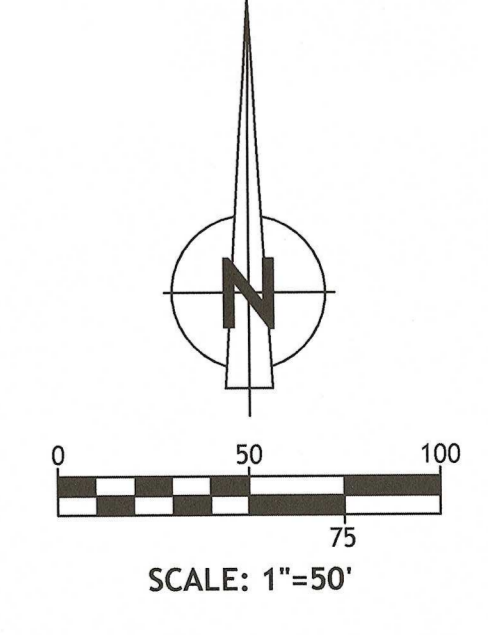
GEORGIA

FLOYD CROSSING

MABLETON, COBB COUNTY

SITE PLAN

7-28-2021
RECEIVED
MAR 31 2021
COURTNEY



NOT ISSUED FOR CONSTRUCTION

SHEET
C-3.0

RECEIVED
MAR 31 2021

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No. Z-28

PC Hearing: 06/01/2021

BOC Hearing: 06/15/2021

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):** 724 - 1,380 square feet of heated floorspace
- b) **Proposed building architecture:** See attached elevations.
- c) **List all requested variances:** Waive the number of required parking spaces for the multi-family residential use from 1.75 spaces per unit to 1.50 spaces per unit; and waive the maximum density for RM-12 from 12 units per acre to 23.55 units per acre.

.....
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)

The subject property consists of approximately 8.32 acres of a mixture of R-20 and NRC zonings fronting on White Boulevard, and the eastern terminus of Green Valley Road, and being west of Floyd Road. The property is located within the confines of the NAC and LDR land use categories. The property is situated between commercial to the east and north, single-family residential to the west and multi-family to the south. The property to the south (Twin Bridges Ph II) is also zoned and developed as RM-12. The proposed multi-family residential component will include approximately 1,470 square feet of ground-floor ancillary retail.

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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.



Four story Multifamily Building & Retail

Floyd Road- Mableton GA

March 29, 2021

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Overall Property View

Floyd Road- Mableton GA
March 29, 2021

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RECEIVED
MAR 31 2021



Three story Multifamily Buildings

Floyd Road- Mableton GA

March 29, 2021

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