



**Community Development –  
Zoning Division**

John Pederson – Division Manager

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**Case No.  
Z-33-2021**

*Cobb County...Expect the Best!*

**ZONING CASE #**

Z-33-2021

**SITE BACKGROUND**

Applicant	MPINGO Properties, LLC
Phone	770-335-4013
Email	bryaneherron@gmail.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Raymond Lee Jordan, Jr.; Sarah C. Smith
Property Location	Located on the southeast side of Factory Shoals Road, southeast of the terminus of Factory Shoals Drive
Address	6475, 6443 Factory Shoals Road
Access to Property	Factory Shoals Road

**QUICK FACTS**

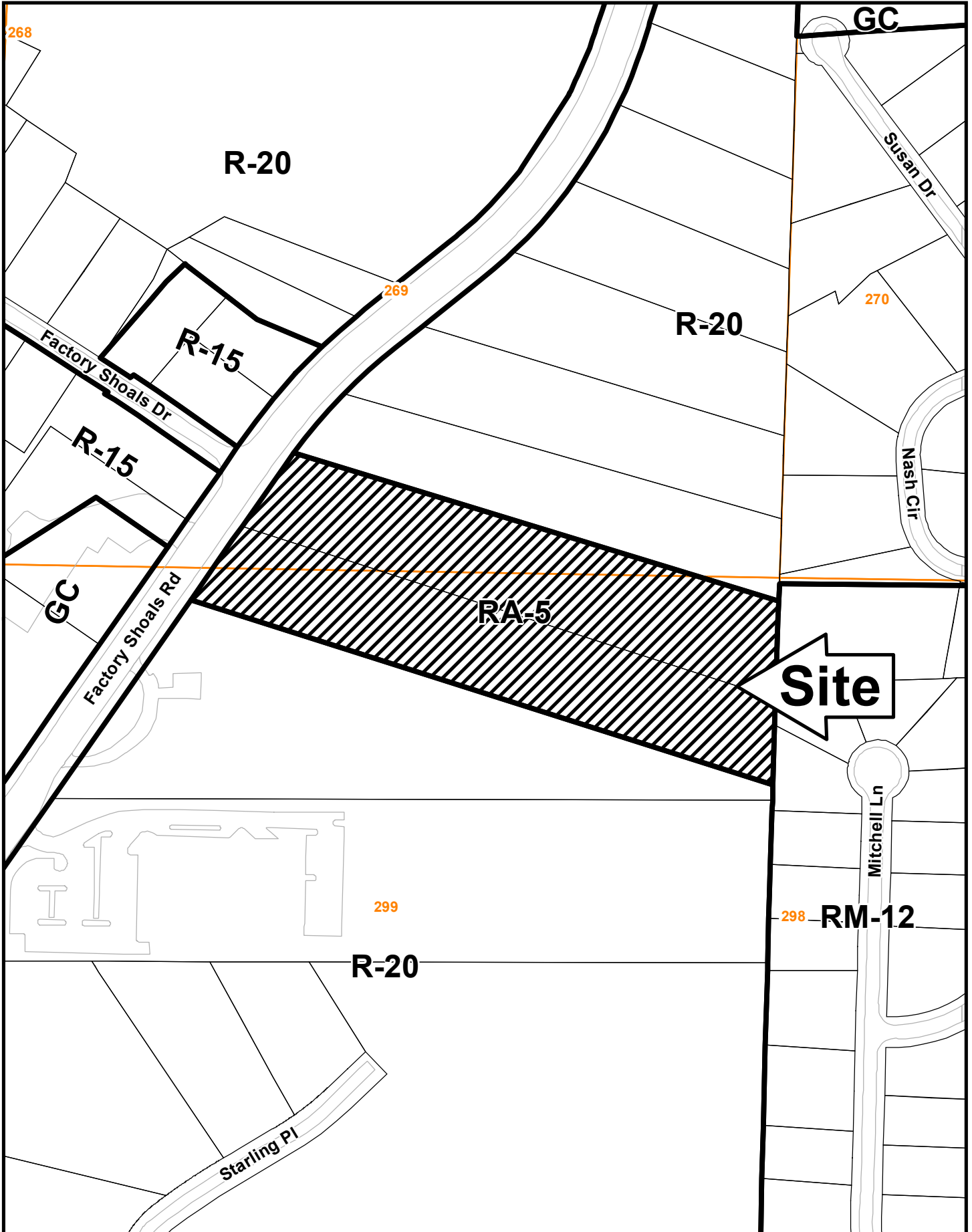
Commission District	4-Sheffield
Current Zoning	RA-5
Current Use of Property	Undeveloped, wooded lots
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use Designation	MDR
Site Acreage	5.66
District	19
Land Lot	269, 299
Parcel #	18029900010, 18026900100
Taxes Paid	Yes

## **FINAL ZONING STAFF RECOMMENDATIONS**

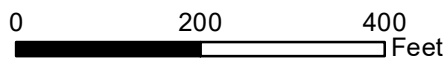
### **ATTACHMENTS**



1. Z-33
2. Z-33A
3. Z-33-2021\_Site Plan 040121
4. Z-33-2021\_Summary of Intent 040121

# Z-33 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-33 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



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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-33 (2021)

PC Hearing Date: 06/01/2021  
BOC Hearing Date: 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): 1600 square feet
- b) Proposed building architecture: townhome style units with a combination of brick, hardi-plank and/or stone siding with variety of styles (ex: cedar shake). 'Farm-house' style garage doors.

c) List all requested variances: NONE NOTED

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

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

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

n/a

.....  
**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).**

NO

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