



**Community Development –
Zoning Division**

John Pederson – Division Manager

**Case No.
Z-69-2021**

Cobb County...Expect the Best!

ZONING CASE #

Z-69-2021

SITE BACKGROUND

Applicant	Connelly Land Group, LLC
Phone	404-557-2613
Email	seanconnelly4017@gmail.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Shares Holding, L.L.C.; SH/Stroud Road, LLC; Bennett Hutchinson, IV
Property Location	Located on the north side of Hunnicut Road, on the east side of Rioca Circle, northeast of Mableton Parkway
Address	245, 309, 335 Hunnicut Road
Access to Property	Rioca Circle, Hunnicut Road

QUICK FACTS

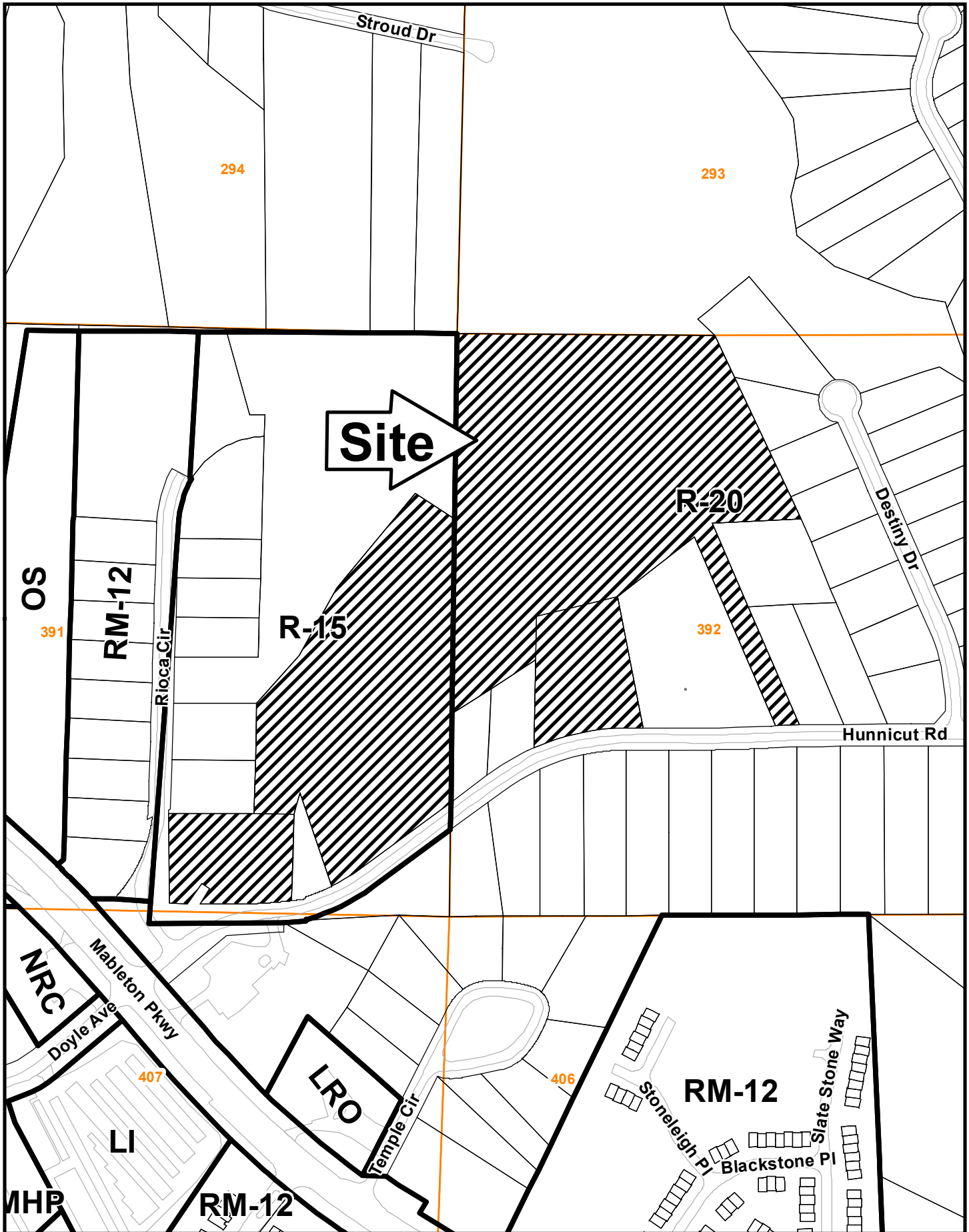
Commission District	4-Sheffield
Current Zoning	R-15, R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	RA-6
Proposed Use	Single-family subdivision
Future Land Use Designation	LDR
Site Acreage	19.15
District	18
Land Lot	391, 392
Parcel #	18039200030, 18039200040, 18039100350, 18039100080
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

ATTACHMENTS

1. Z-69
2. Z-69-2021_Site Plan 080521
3. Z-69A
4. Z-69-2021_Summary of Intent 080521

Z-69 2021-GIS



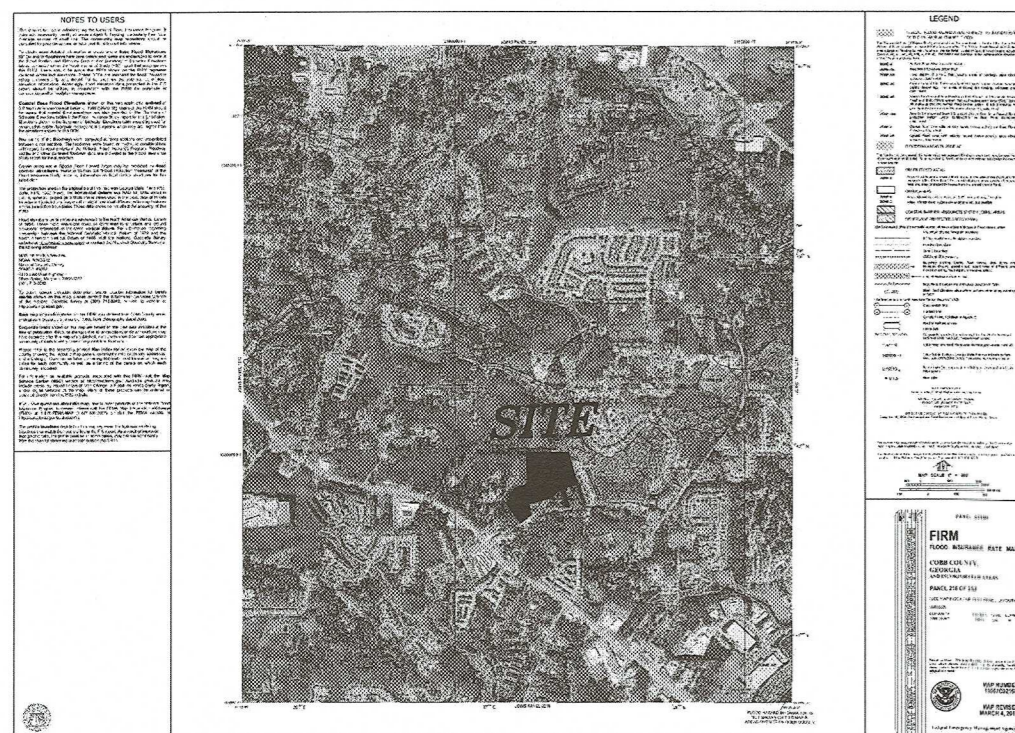
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200
Feet

□ Zoning Boundary
■ City Boundary



SITE LOCATION MAP
NOT TO SCALE



FEMA MAP

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1306700216H, DATED MARCH 4, 2013

LEGEND - PROPOSED

- SETBACK LINE
- PROPERTY LINE
- HEAVY DUTY ASPHALT
- SIDEWALKS

SITE DATA

FUTURE LAND USE:	SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
CURRENT ZONING CLASSIFICATION:	R-20/R-15
PROPOSED ZONING CLASSIFICATION:	RA-6
CURRENT LOCAL JURISDICTION:	COBB COUNTY
FLOOD ZONE CLASSIFICATION:	SEE PLAN
MINIMUM LOT WIDTH:	50 FT / 35 AT CUL-DE-SAC
MINIMUM LOT AREA:	6,200 SQ FT
TOTAL ACREAGE:	19.15 AC

DIRECTION	PROPERTY USE	ZONING
NORTH	RESIDENTIAL	R-20
EAST	RESIDENTIAL	R-20
SOUTH	RESIDENTIAL	RM-12
WEST	RESIDENTIAL	R-20

SETBACK DATA

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	25 FEET	SEE PLAN
REAR	20 FEET	SEE PLAN
SIDE	5 FEET	SEE PLAN

NARRATIVE:
THIS PRELIMINARY PLAT SHOWS A PROPOSED NEIGHBORHOOD ALONG HUNNICUTT ROAD. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF 51 SINGLE FAMILY HOME SITES, UTILITIES, PAVEMENT, LANDSCAPING AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM.

SITE NOTES

PLAT AND INFORMATION HERON DEVELOPED FROM RECORDED DEEDS WITH IN THE RECORDS OF COBB COUNTY

THESE NOTES GOVERN THE PLAT AND SHALL BE CONSIDERED PART OF THE PLAT. THESE NOTES SHALL BE CONSIDERED TO BE PART OF THE PLAT AND SHALL BE CONSIDERED TO BE PART OF THE PLAT. THESE NOTES SHALL BE CONSIDERED TO BE PART OF THE PLAT.

N/F SANTANA EVANGELINA HERNANDEZ & HERNANDEZ
6724 RIOCA CIR
PIN 18039100300
ZONED R-15

N/F GALARZA LAURA & MOLINA RAUL
6716 RIOCA CIR
PIN 18039100320
ZONED R-15

N/F PASSMORE DAVID
6736 RIOCA CIR
PIN 18039100010
ZONED R-15

N/F STEAVENS JADON
281 HUNNICUTT RD
PIN 18039160090
ZONED R-15

N/F COVENANT PROJECT DEVELOPERS & 6600 DESTINY DR
PIN 18039200360
ZONED R-20

N/F COVENANT PROJECT DEVELOPERS & 6602 DESTINY DR
PIN 18039200350
ZONED R-20

N/F MCADAMS WANDA
6604 DESTINY DR
PIN 18039200340
ZONED R-20

N/F 6606 DESTINY DRIVE LAND TRUST
6606 DESTINY DR
PIN 18039200330
ZONED R-20

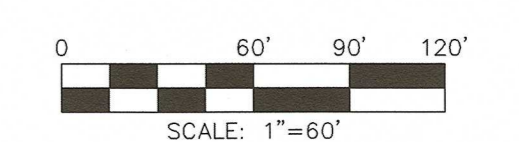
N/F CAHILL ROBERTS MARY & ROBIN
385 HUNNICUTT RD
PIN 18039100080
ZONED R-15

N/F GCO CAPITAL LLC
375 HUNNICUTT RD
PIN 18039200260
ZONED R-15

N/F CASTRO GONZALEZ
385 HUNNICUTT RD
PIN 18039100090
ZONED R-15

OWNER/PRIMARY PERMITTEE
CONNELY LAND GROUP
605 BRANDENBURGH WAY
ROSWELL, GA 30075
404-557-2613

PLANNING
COBB COUNTY PLANNING AND ZONING
1150 POWDER SPRINGS ST #400
MARIETTA, GA 30064
(770) 528-2018



civil consulting Engineers, Inc.
211 EAST MAIN STREET
CANTON, GA 30114
678-462-4072
civilconsultingengineers.com

STAMP:
TERRY S. BOOMER
ENGINEER OF RECORD
TERRY S. BOOMER, P.E.
GEORGIA LIC. #27020

PROJECT NAME: HUNNICUTT ROAD REZONING
PROJECT ADDRESS: HUNNICUTT ROAD
CLIENT NAME: CONNELLY LAND GROUP
CLIENT ADDRESS: 605 BRANDENBURGH WAY
ROSWELL, GA 30075

#	REV DATE	DESCRIPTION



OTHER PROJ. #:
CLIENT PROJ. #:
CCE PROJ. #:
PLOT DATE:
ISSUE DATE: 08/04/2021
SHEET NAME:
REZONING SITE PLAN
SHEET NO: C1

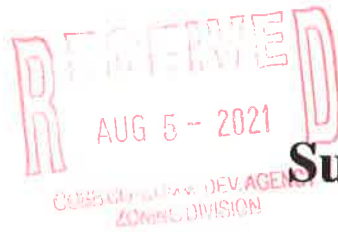
Z-69 Aerial Map



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0 100 200
 Feet

 Zoning Boundary
 City Boundary



Application No. Z-69 (2021)

Hearing Dates: PC: 10/05/2021
BOC: 10/19/2021

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): Minimum 1,800 square feet
 - b) Proposed building architecture: Traditional/Craftsman, with exteriors comprised of brick, stone, stacked stone, hardi-plank, and combinations of same.
 - 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: Not Applicable.
- _____

.....
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 other portion of the Application for Rezoning, or attachments thereto, at any time during the rezoning process.