



Cobb County Community Development Agency

Z-003-2018

P.O. Box 649
Marietta, GA 30061-0649
770-528-2035 • Fax: 770-528-2003

Public Hearing Dates:
Planning Commission: 2/6/2018
Board of Commissioners: 2/20/2018

Staff Member Responsible: Jason Campbell

SITE BACKGROUND

Title Holder: The Estate of Lewis E. Lee

Applicant Contact: Charles Robertson

Phone: (404) 791-9345

Email: ziyad@yahoo.com

Representative Contact: Charles Robertson

Phone: (678) 313-0122

Email: crobertson@superlaw.com

Property Location: West side of Mableton Parkway, south of
Glore Circle; East side of Glore Cir

Access to Property: Mableton Parkway and Glore Circle

Proposed Use: Fee-simple Townhouses

QUICK FACTS

Applicant: Punky Pooh, LLC

Representative: Charles Robertson

Site Acreage: 2.904 ac

Current Use of Property:
Single-family houses

Future Land Use Designation:
Medium Density Residential (MDR)

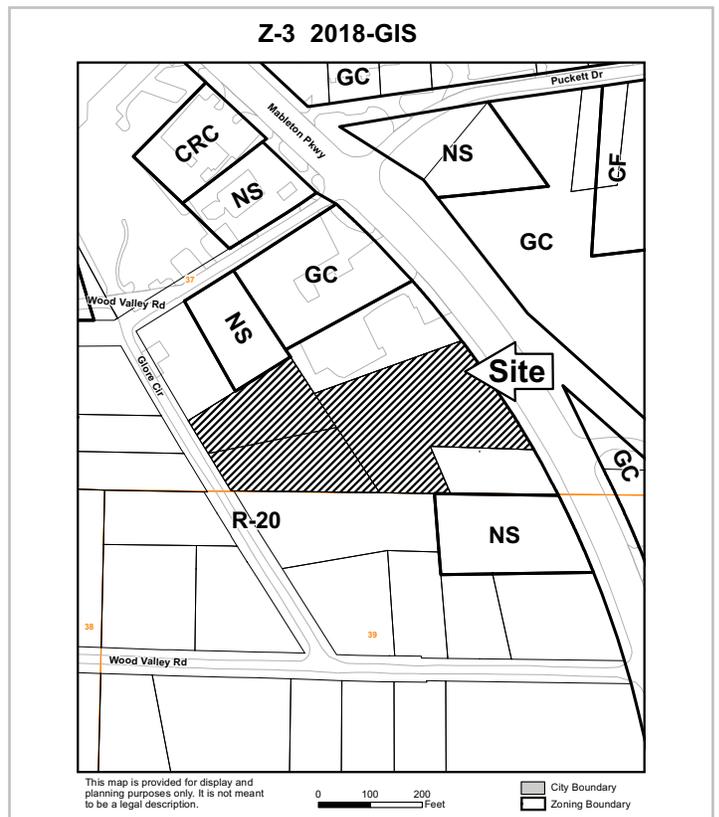
Commission District: 4

District:
Land Lot:

Zoning From: R-20

Zoning To: FST

FINAL ZONING STAFF RECOMMENDATION



Z-3
2018

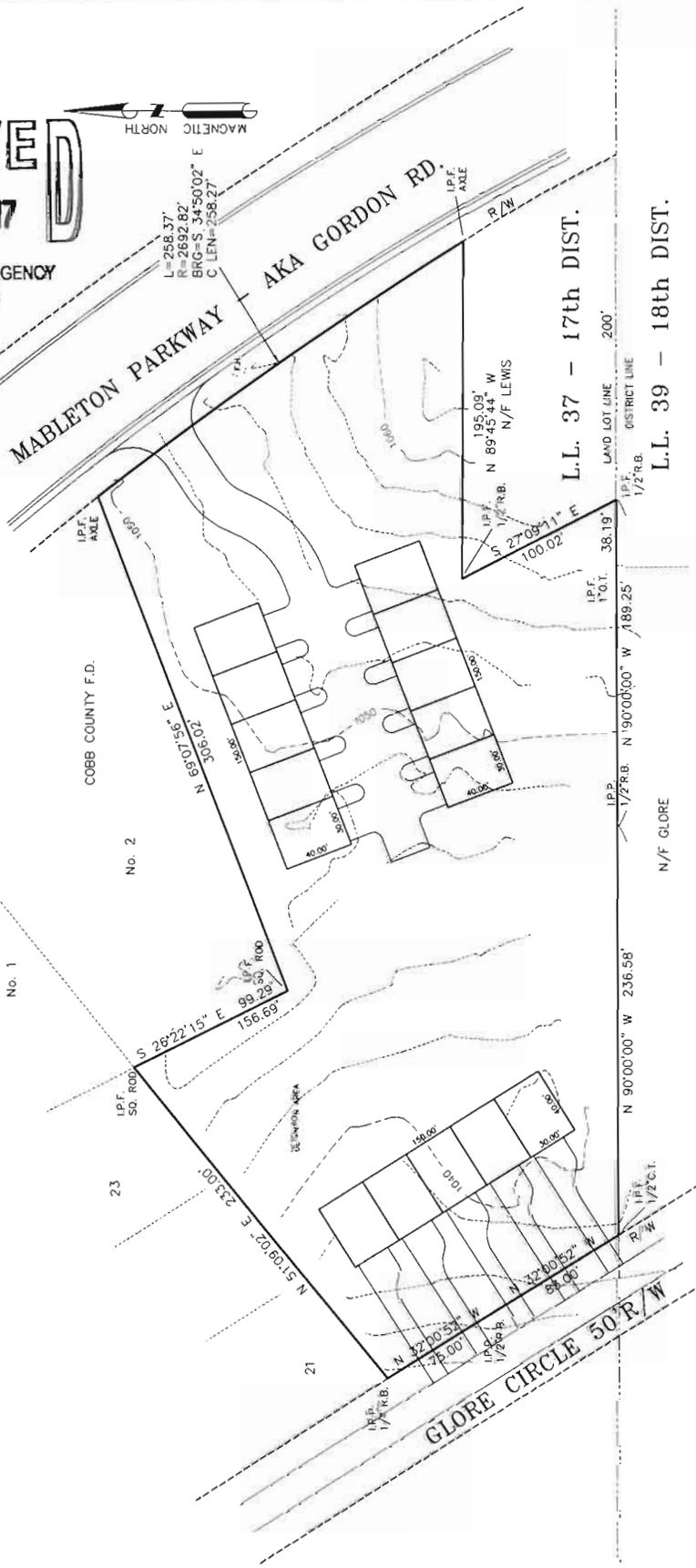
W
S
B
M
Land Surveying - Land Planning
WILLIAM B. SIMS
PREPARED BY

DATE: SEPTEMBER 13, 2017
DRAWING NO.
CHECKED BY
DATE
REVISION DESCRIPTION
SCALE: 1" = 30'



RECEIVED
DEC - 1 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CONVEYANCE NOTES:
1. ELEVATION DATUM IS MEAN SEA LEVEL.
2. CONTOUR INTERVAL IS 2'.
3. CONTOURS WERE INTERPOLATED FROM SPOT SHOTS
TAKEN IN THE FIELD AND ARE APPROXIMATE.
4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR
ESTATE OF LEWIS ET AL., DATED 29 JULY, 2008 BY SIMS AND
ASSOCIATES.



LEGEND:
--- DISTRICT LINE
--- LAND LOT LINE
--- R/W
--- COBBLER COUNTY F.D.
--- MABLETON PARKWAY
--- GLORE CIRCLE
--- 50' R/W



11 October 2017

Mr. Charles Robertson
Attorney At Law
PO Box 94
Woodstock , GA 30189
Charles@CR2.com

RECEIVED
DEC - 1 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Re: Proposed Application for Rezoning
Punky Pooh LLC
Cobb County Tax Parcels 17003700400, 17003700340 and 17003700330
5678 Mableton Parkway, 725 Glore Circle and 727 Glore Circle

Dear Mr. Robertson:

At your request, I have analyzed the above captioned property for a proposed rezoning to a district that will allow for construction of fifteen fee simple townhouses. Based on my analysis of the Cobb County Zoning Ordinance, it appears that the FST, Fee Simple Townhouse Residential District is most suitable for the intended use.

Property Characteristics

The property is located along the southwestern side of Mableton Parkway (State Route 138) and the northeastern side of Glore Circle in unincorporated Cobb County. The property is accessed from both Mableton Parkway and Glore Circle. The physical characteristics of the site includes a ranch style single-family house on Mableton Parkway, and two ranch-style duplexes on Glore Circle. The property contains a total of 127,530 square feet or 2.928 acres of land area.

Zoning and Planning Characteristics

The present zoning of the property is R-20, Single-family Residential District. The 2016 Future Land Use Plan Map identifies the property as being suitable for Medium Density Residential. The purpose of the Medium Density Residential (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. This category presents a range of densities. Allowable zoning districts include RR, R -80, R-40, R-30, R-20, R- 15, RA-5, RM-8, RD, FST, MHP, SC, PVC, RSL. Guidelines for the planning district include: Proposals at low end of the range of densities shall be encouraged in areas that are at similar densities; high end of the range of densities are encouraged in areas with adequate services and facilities and where such proposed densities are similar; Single-family developments with densities greater than 4 units per acre may be limited in overall acreage due to intense deforestation, drainage, erosion, and sedimentation concerns; proposals should be developed that help protect the character of the area; can serve as a transitional category; can serve as a transitional category between more intensive uses and less intensive uses; affordable housing with open space and high quality design is encouraged.

Contiguous Zoning	Development	Future Land Use
North: R-20	Cobb County First Station #1	Public Institutional (PI)
NS	Single-family residential	Medium Density Residential (MDR)
R-20	Single-family residential	Medium Density Residential (MDR)
South: R-20	Vacant land	Medium Density Residential (MDR)
NS	Vacant land	Medium Density Residential (MDR)
East: GC	Mableton Parkway – Vacant land	Neighborhood Activity Center (NAC)
West: R-20	Glore Circle - Single-family residential	Low Density Residential (LDR)

The Cobb County Rezoning Application requires a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters.

Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The property to the north is Cobb County Fire Station #1 and two single-family residences zoned R-20 and NS; the property to the south includes two vacant lots, one zoned NS and one zoned R-20 (but identified as a commercial site by the Tax Assessor); the property opposite Mableton Parkway to the east is vacant and zoned GC; and, the property to the west opposite Glore Circle is zoned R-20. The proposed use, though more intense than the uses to the west, is generally within the Future Land Use Plan's density requirements.

Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The proposed zoning will not have any negative adverse effect on the existing usability of adjacent or nearby properties. The townhouse residential use is compatible with the property's location, less than one-quarter mile from the intersection of Mableton Parkway and Veterans Memorial Parkway, this falls within the one-half mile radius of the Activity Center located at this intersection.

Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The property no longer has a reasonable economic use as developed, given the demand for affordable housing in this submarket.

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

The proposed zoning of fifteen fee simple townhouse units will not excessively burden the existing streets, transportation, utilities or schools in the area. The use will generate less traffic per acre than many other potential GC or NS uses that are currently allowed on contiguous sites.

Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The proposed zoning is consistent with the County's designation of the property as Medium Density Residential allowing for 2.5 to 5 units per acre.

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:

There is a strong demand for affordable residential development in the area of the proposed townhouse development and will compliment other properties in the submarket.

I appreciate the opportunity to serve you in regards to this matter. Please do not hesitate to call me if you have questions or comments.

Respectfully,



Larry G. Singleton, Jr.
State of Georgia Licensed Real Estate Broker #164063
State of Georgia Certified General Appraiser #001043