



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-49

Public Hearing Dates:

PC: 08-07-18

BOC: 08-21-18

SITE BACKGROUND

Applicant: KO Management, Inc.

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: KO Management, Inc.

Property Location: Northwest intersection of
Mableton Parkway and Wood Valley Road

Address: 5696, 5710, and 5726 Mableton
Parkway

Access to Property: Wood Valley Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail
Commercial)

Current use of property: Undeveloped

Proposed zoning: (RA-5) Single-family Residential

Proposed use: Residential Community

Future Land Use Designation: MDR (Medium
Density Residential)

Site Acreage: 2.11 ac

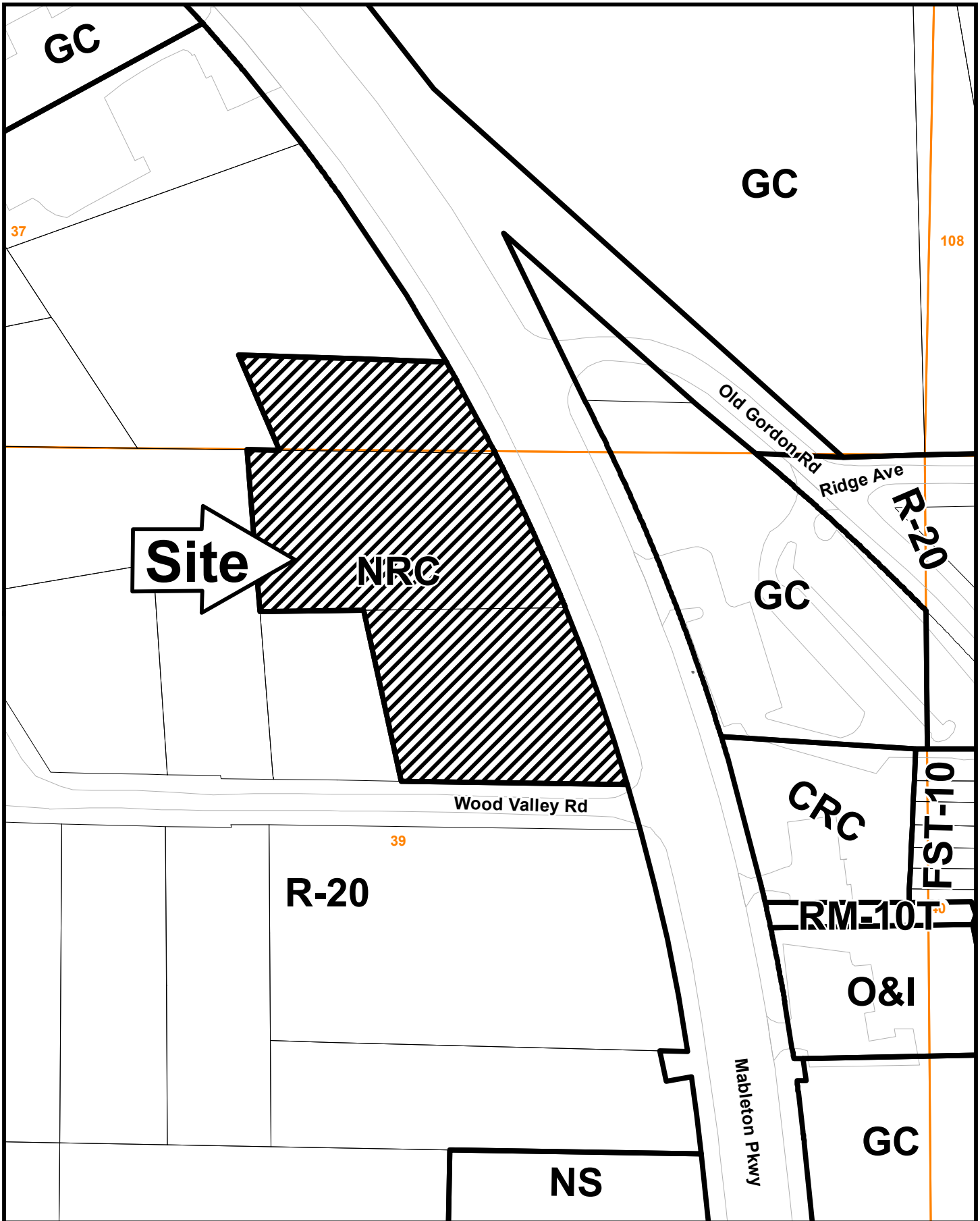
District: 17 and 18

Land Lot: 37 and 39

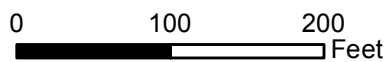
Parcel #: 17003700410, 18003900010, and
19003900020



Taxes Paid: Yes

Z-49 2018-GIS

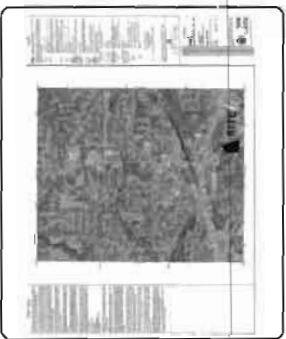


This map is provided for display and planning purposes only. It is not meant to be a legal description.



 Zoning Boundary
 City Boundary

PROJECT CONTACT: KAREEM OKEREKE (404) 643-2637



Site Notes:

1. THE SITE CONTAINS 1,000 SQUARE FEET OF PAVED AREA AT THE CORNER OF MABLETON PARKWAY AND WOOD VALLEY ROAD.
2. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN.
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEYS PLUS, INC. DATED OCTOBER 21, 2000.
4. THIS PROPERTY IS NOT LOCATED WITHIN DESIGNATED FLOOD SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1300000000, DATED DECEMBER 14, 2000.
5. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 100 FEET OF THE SITE TO THE BEST OF OUR KNOWLEDGE. THERE NO COMMERICAL AND INDUSTRIAL OR AGRICULTURAL LANDS ADJACENT TO THE SITE.
6. THERE ARE NO UTILITIES OR STRUCTURES ON THE PROJECT SITE.
7. THERE ARE NO UTILITIES OR ADJACENT STREAM WATERS ASSOCIATED WITH THE PROPERTY.
8. ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER) ARE SHOWN ON THIS PLAN.
9. THERE IS ONE PROPOSED ACCESS POINT TO THE SUBDIVISION.
10. SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONDUIT TO COBB COUNTY SEWER SYSTEM. NO GREASE SEWER SYSTEM IS PROPOSED.

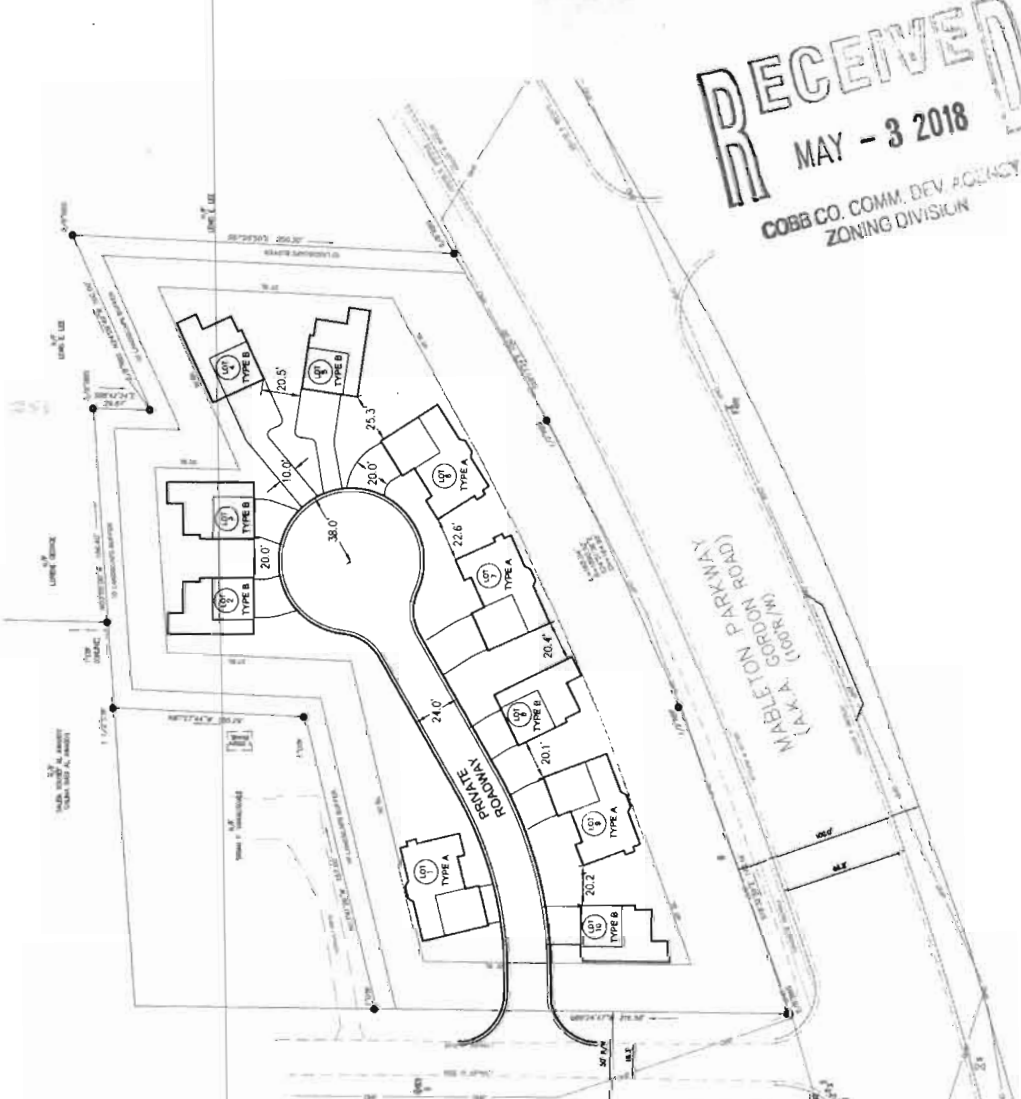
Parking Requirements:

- 1. NUMBER OF TWO PARKING SPACE PER DWELLING UNIT - SINGLE FAMILY DETACHED.

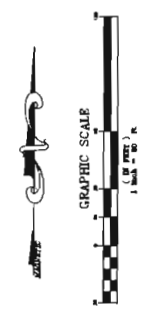
Zoning Requirements:

- PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- SITE DENSITY - 5 UNITS PER ACRE MAXIMUM ALLOWED - 4.75 UNITS PER ACRE PROPOSED
- MINIMUM LOT SIZE: 7,000 SQUARE FEET - MINIMUM SIZE OF PRIVATE DEVELOPMENT IS 2,107 SQUARE FEET
- MINIMUM SETBACKS: 20 FEET PER FIRE CODE (SHOWN)
- MINIMUM PUBLIC ROAD SETBACK: 20 FEET - 65 FEET SHOWN
- MINIMUM BUILDING SETBACK: - FRONT: 15 OR 40 FEET - 40 FEET SHOWN OFF MABLETON PARKWAY - SIDE: 15 OR 35 FEET - 25 FEET SHOWN - REAR: 40 OR 40 FEET - 30 FEET SHOWN
- PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL

UNLESS OTHERWISE NOTED WITHIN THIS PROJECT'S REQUIREMENTS, AND PROPERTY WITHIN AN RA-5 DISTRICT WHICH ADJACENT TO A STATE HIGHWAY, RECREATIONALLY ZONED PROPERTY SHALL HAVE A MINIMUM 100-FOOT LANDSCAPED BUFFER BETWEEN ADJACENT TO ALL RESIDENTIAL PROPERTY. SUCH BUFFER SHALL BE SUBJECT TO APPROVAL BY COBB COUNTY PLANNING AND ZONING DEPARTMENT. THE BUFFER SHALL BE PLANTED WITH TREES AND SHRUBS. THE BUFFER SHALL BE MAINTAINED WITH THE REQUIRED SETBACK. THE REQUIRED BUFFER SHALL BE NUMBERED TO THE REQUIRED SETBACK.



RECEIVED
MAY - 3 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
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www.crescentview.com

Prepared For:
K.O. Development, LLC
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Atlanta, Georgia 30309

Zoning Plan

Z-49
(2018)



Zoning Plan For
5710 Mableton Pkwy
Land Lot 37 17th District
Cobb County, Georgia

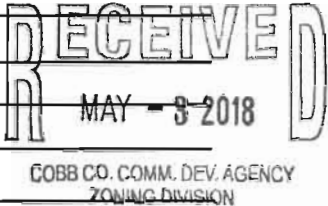
Sheet No.
Z-1

Aug. 2018

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): 1,800 square feet
- b) Proposed building architecture: To be determined
- c) List all requested variances: None known at this time



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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: _____

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

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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