



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-43

Public Hearing Dates:

PC: 6-4-19

BOC: 6-18-19

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## SITE BACKGROUND

Applicant: Embry Development Company LLC

Phone: 404-569-9756

Email: [vincent@embrycompanies.com](mailto:vincent@embrycompanies.com)  
[mike@embrycompanies.com](mailto:mike@embrycompanies.com)

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: Estate of Edna Clara Thompson  
Morris and Deborah M. Osborne

Property location and address: Southeast side of  
Cooper Lake Road, south of Vinings Lake Drive  
(32 and 34 Cooper Lake Road)

Access to Property: Cooper Lake Road

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## QUICK FACTS

Commission District: 4-Cupid

Current Zoning: RM-12 (Multi-family Residential)  
and R-20 (Single-family Residential)

Current use of property: Two single-family houses  
on wooded lots

Proposed zoning: RM-8 (Multi-family Residential)

Proposed use: Townhome Community

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 9.9 ac

District: 17

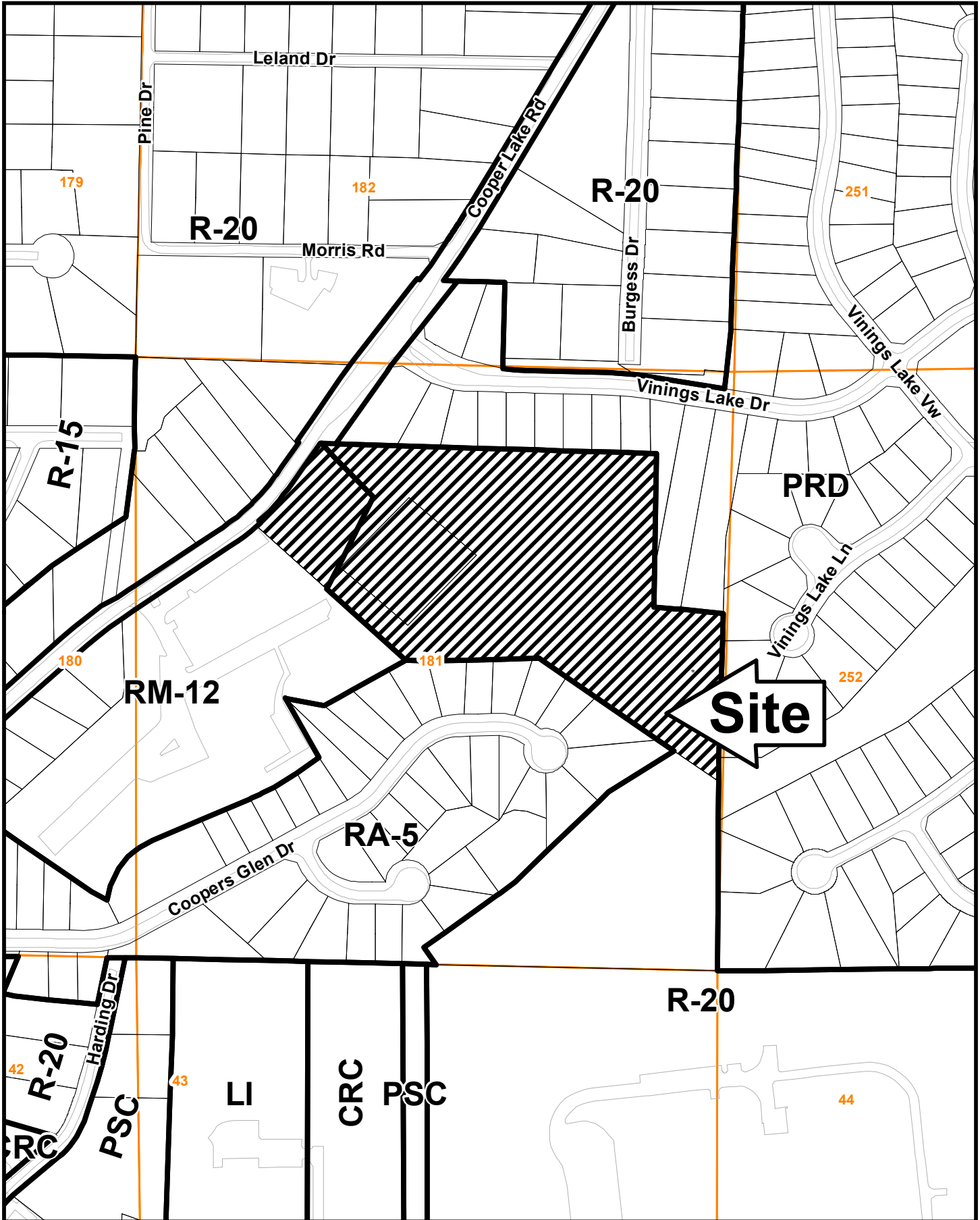
Land Lot: 181

Parcel #: 17018100040 and 17018100130

Taxes Paid: Yes



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# Z-43 2019-GIS



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

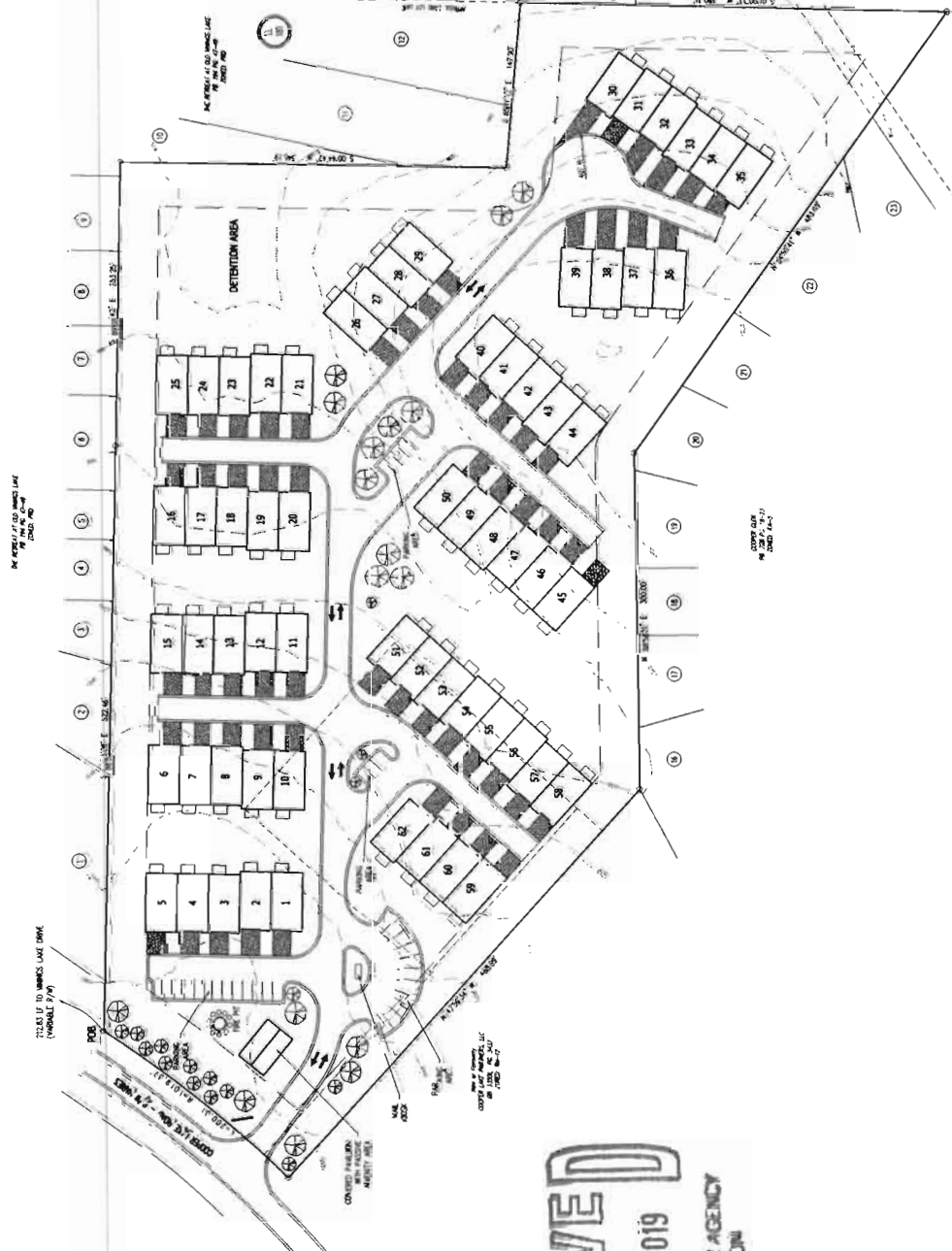
0 200 400 Feet

 Zoning Boundary  
 City Boundary

Z-43  
(2019)



**FLOOD INFORMATION:**  
THIS PROPERTY IS NOT LOCATED WITHIN  
A FEMA 100 YEAR FLOOD ZONE ACCORDING  
TO FEMA MAP PANEL 1306700208A  
DATED OCT. 5, 2012.



**SUBMITTER:**  
ESTATE OF EDNA BLARA THOMPSON MORRIS  
314 COPPER LAKE ROAD  
MABLETON, GA 30126  
TRACT 1 - 8.9 ACRES  
TRACT 2 - 1.0 ACRES

**OWNER:**  
GEORGE M. OSBORNE  
1000 W. WINDY HILL ROAD  
MABLETON, GA 30126

**DEVELOPER:**  
EMERY DEVELOPMENT, LTD., LLC  
EMERY DEVELOPMENT, INC.  
STATE - GA  
BUFFORD, GA 30018

**24 HR. CONTACT:**  
MIKE EMBRY  
404-555-9756  
MIKE@EMERYCOMPANIES.COM

**GENERAL SITE NOTES:**  
GENERAL ZONING - R-20  
TOTAL AREA - 9.9 ACRES  
PROPOSED USE - SINGLE-FAMILY RESIDENTIAL  
PROPOSED ZONING - R-20  
PROPOSED LOTS - 57  
PROPOSED DENSITY - 0.48 U/I/A

**ADJACENT TRACKS ARE UNUTILIZED.**  
REAR YARD SETBACKS - 35'

**RECEIVED**  
MAR - 7 2019  
COB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**REVISION CONCEPTUAL PLAN FOR:**  
**COPPER LAKE RD**  
A RESIDENTIAL COMMUNITY BY  
EMERY DEVELOPMENT COMPANY  
LAND LOTS 181, 17TH DISTRICT  
COBB COUNTY, GEORGIA

**centerline**  
SURVING AND LAND MARKING, INC.  
1500 SHILOH ROAD, SUITE 100, KENNESAW, GA 30144  
PHONE: (770) 424-0028 FAX: (770) 424-1999

PROJECT NO.	2-12-19
DATE	2-12-19
DESIGNED BY	REZONING
CHECKED BY	1/01/2017
DATE	REVISION DESCRIPTION
BY	

RECEIVED  
MAR - 7 2019

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Application No. Z-43 (2019)

Hearing Dates:

PC:  
BOC:

06/04/2019  
06/18/2019

## 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, and greater
- b) Proposed building architecture: Traditional
- 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): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- d) List all requested variances: Not Applicable.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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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.

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\*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, at any time during the rezoning process.