



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-44

Public Hearing Dates:

PC: 6-4-19

BOC: 6-18-19

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## SITE BACKGROUND

Applicant: Kerley Family Homes, LLC

Phone: 770-792-5500

Email: [j3k@kerleyfamilyhomes.com](mailto:j3k@kerleyfamilyhomes.com)

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

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

Titleholder: Multiple titleholders listed in Zoning file

Property location and address: Northwest side of Nickajack Road; east of Floyd Road

Access to Property: White Boulevard

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## QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-15 (Single-family Residential), O&I (Office & Institutional), and NRC (Neighborhood Retail Commercial)

Current use of property: Wooded, undeveloped acreage

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

Proposed use: Townhome Community

Future Land Use Designation: NAC (Neighborhood Activity Center) and LDR (Low Density Residential)

Site Acreage: 9.24 ac

District: 17

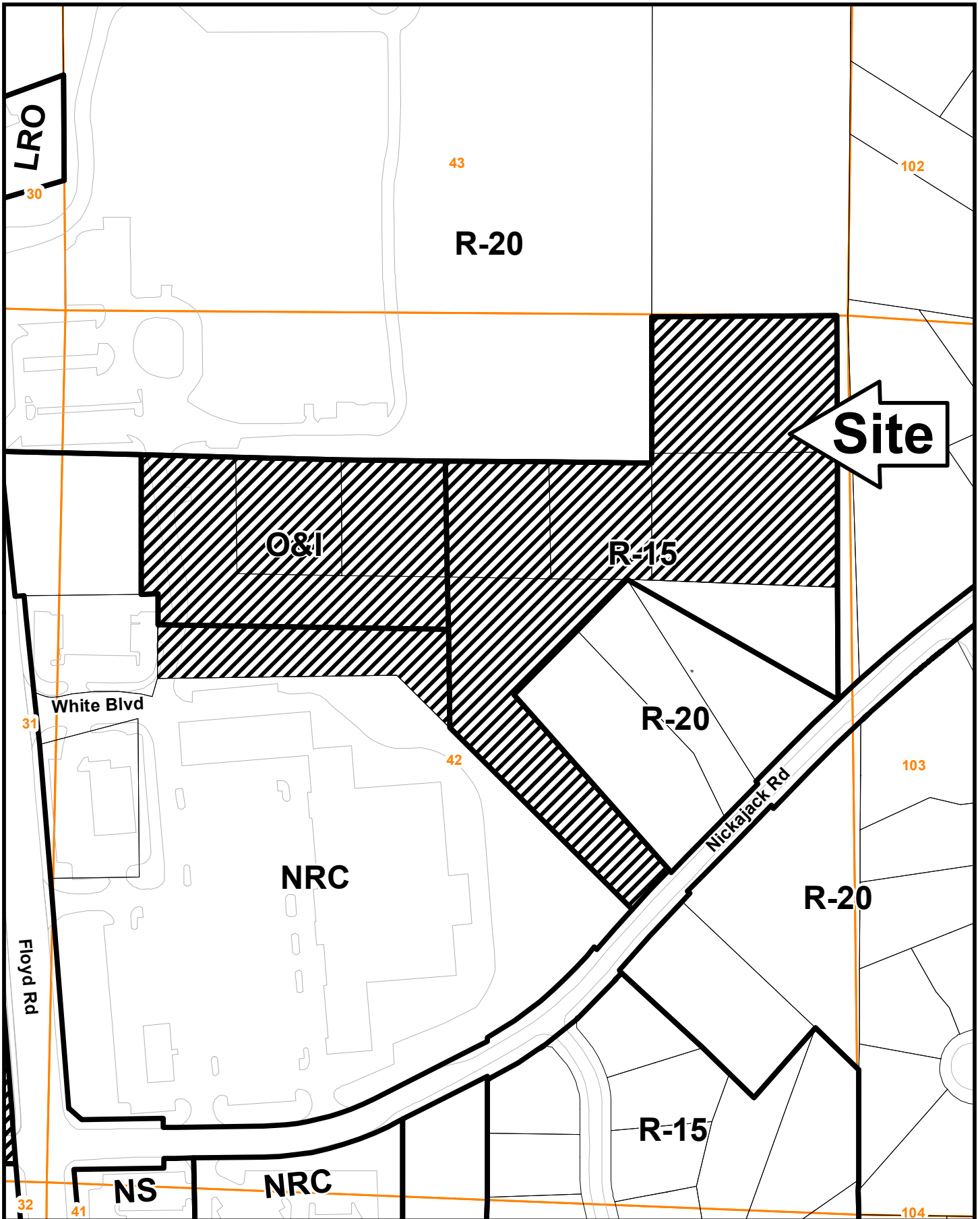
Land Lot: 42

Parcel #: 170042000010, 17004200090, 17004200100, 17004200110, 17004200120, 17004200130 and 17004200140

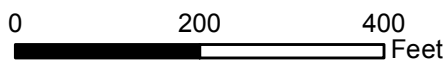
Taxes Paid: Yes



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# Z-44 2019-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-44  
(2019)

RIDGE PLANNING AND ENGINEERING  
1292 KENNETH CIR. SUITE 200, MARTHA, GA 30066  
PH: 770.828.8000  
FAX: 770.828.8000

CONSTRUCTION PLANS  
MCKLACK ROAD TRACT  
LINDLOT 43  
MCKLACK ROAD TRACT  
COUNTY, GEORGIA

OWNER/DEVELOPER  
ERLEY  
FAMILY  
LTD.  
1750 CHASTAIN CORNER ROAD  
ALPHARETTA, GA 30201



REVISIONS  
ZONING PLAN  
Z100  
DATE: 03/07/2019

RECEIVED  
MAR 07 2019

**DEVELOPMENT SUMMARY**

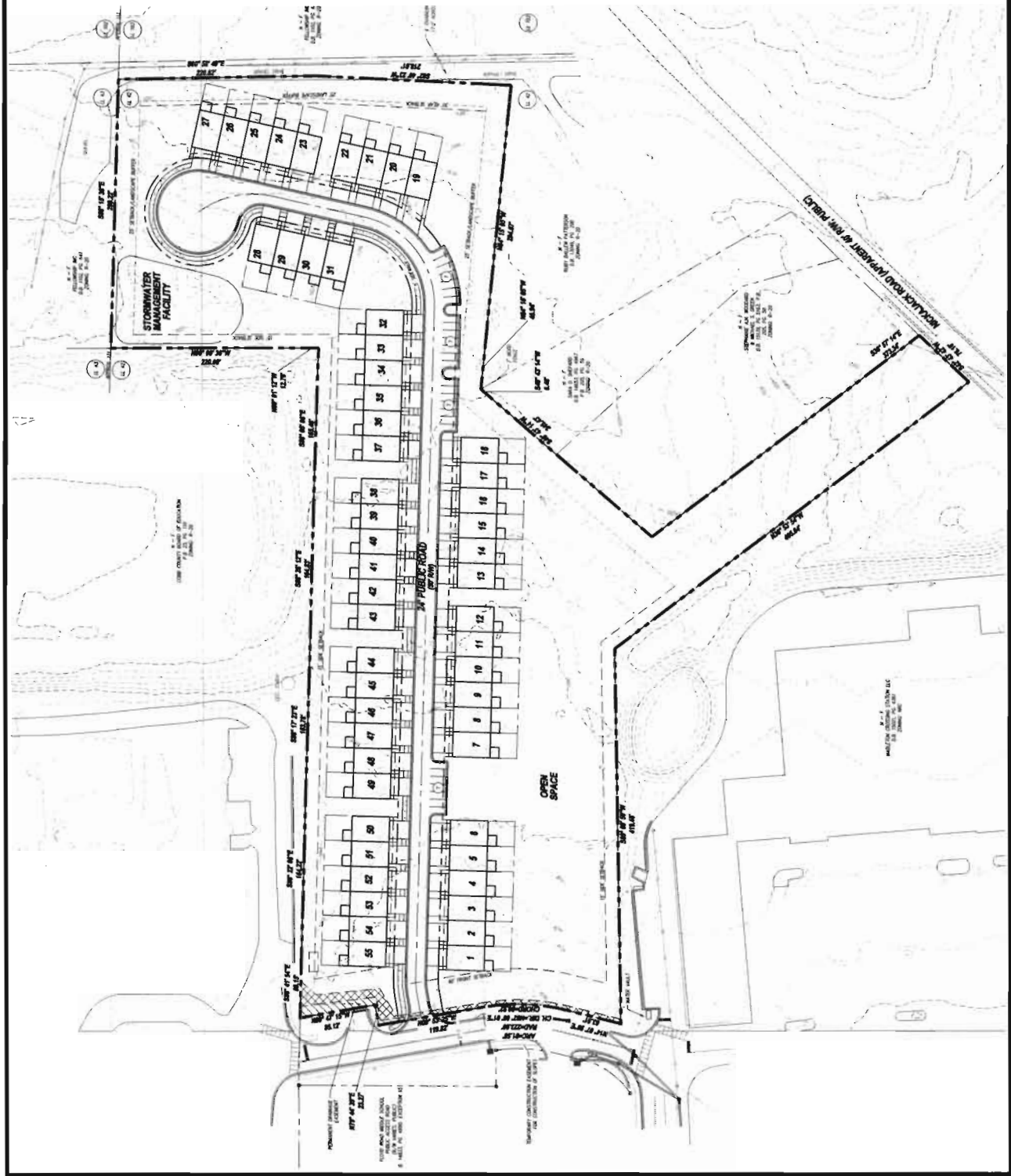
ITEM	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	TOTAL DEVELOPMENT AREA	1,111,111	
2	RESIDENTIAL DEVELOPMENT AREA	800,000	
3	COMMERCIAL DEVELOPMENT AREA	100,000	
4	PUBLIC USE DEVELOPMENT AREA	100,000	
5	OPEN SPACE	111,111	

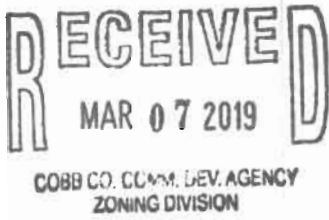
24 HOUR CONTACT:  
**JEFF SMITH**  
404.328.6280



**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.

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Application No.: Z-44 (2019)

Application No. Z- (2019)

Hearing Dates: PC - 06/04/2019
BOC - 06/18/2019

Summary of Intent for Rezoning\*

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 1,700 square feet, and greater
b) Proposed building architecture: Traditional or Craftsman
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:

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

[Blank lines for Part 3 information]

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 portion of the Application for Rezoning, at any time during the rezoning process.