



**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-62
Public Hearing Dates:
PC: 10-1-19
BOC: 10-15-19

SITE BACKGROUND

Applicant: Embry Development Company, LLC

Phone: 404-569-9756

Email: vincent@embrycompanies.com

mike@embrycompanies.com

Representative Contact: J. Kevin Moore

Phone: 770-429-1499

Email: jkm@mijis.com

Titleholder: Estate of Opal Williams Milam

Property location and address: West side of Mableton Parkway, southwest side of Old Powder Springs Road, north side of Boggs Road, north side of Patricia Lane, on the north side of Lynne Circle, on the east and west sides of Milam Drive, on the south side of Sunset Boulevard (not open) and on the east and west sides of Gloria Circle (not open)
(Multiple addresses in application)

Access to Property: Old Powder Springs Road, Mableton Parkway, Milam Drive

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family houses and undeveloped acreage

Proposed zoning: PVC (Planned Village Commercial)

Proposed use: Mixed Use

Future Land Use Designation: LDR (Low Density Residential), and CAC (Community Activity Center)

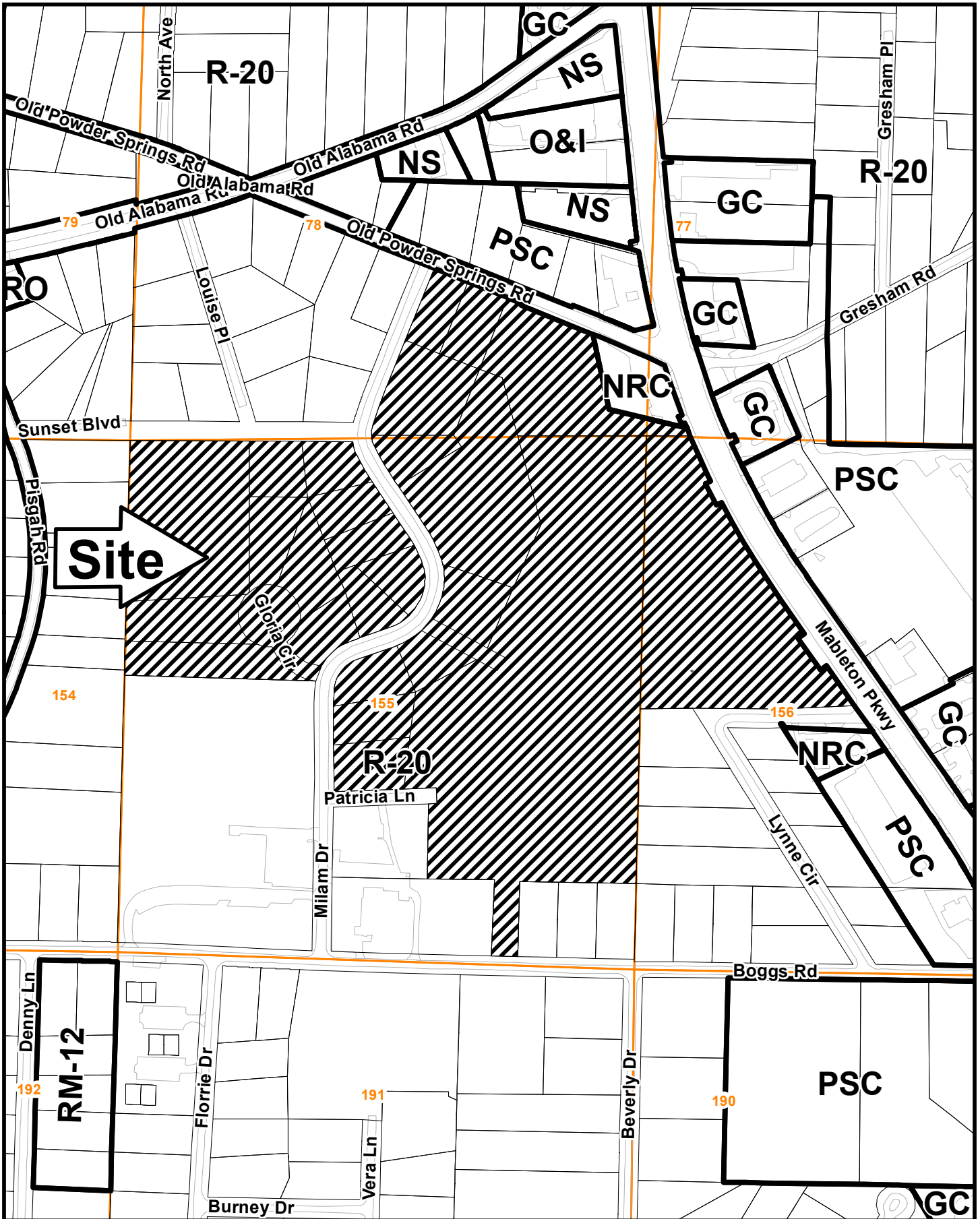
Site Acreage: 27.2 ac

District: 18; Land Lots: 77, 78, 155, and 156

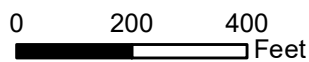
Parcel #'s: Multiple parcels in application

Taxes Paid: Yes

Z-62 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

RECEIVED
 JUL - 5 2019
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



WESTERN SECTION	
SITE AREA	7.9 AC
SINGLE FAMILY DETACHED LOTS (BASED UPON RAS STANDARDS)	22
DENSITY	2.78 HOMES/AC
IMPERVIOUS SURFACE	2.0 AC (25%)
EASTERN SECTION	
SITE AREA	19.3 AC
COMMERCIAL	1.4 AC
COMMERCIAL SF	5000/AC = 7000 SF
36'x72' COURTYARD ATTACHED	22
12'x40' TOWNHOMES	50
20'x45' TOWNHOMES	24
24'x45' TOWNHOMES	30
TOTAL UNITS	126
DENSITY	6.53 HOMES/AC
IMPERVIOUS SURFACE	8.75 AC (45%)
PROJECT SUMMARY	
TOTAL PROJECT AREA	27.2 AC
EXISTING ZONING	R-20
PROPOSED ZONING	PVC
PROPOSED HOMES	148
GROSS PROJECT DENSITY	5.44 U/AC
OPEN SPACE REQUIRED	1.87 AC
OPEN SPACE PROVIDED	5.00 AC
GUEST PARKING	74 SPACES
IMPERVIOUS SURFACE	10.75 AC (39.5%)



- NOTES:**
- 1) ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAP (FIRM) AND ACCORDING TO THE CITY MAP, THERE IS NO FIRM FOR THIS SITE. NO ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
 - 2) ACCORDING TO THE CITY MAP, THERE IS NO FIRM FOR THIS SITE.
 - 3) ACCORDING TO THE CITY MAP, THERE IS NO FIRM FOR THIS SITE.
 - 4) ACCORDING TO COBB COUNTY STREAM INVENTORY MAPPING, A STREAM EXISTS ON THIS SITE.
 - 5) BOUNDARY INFORMATION COMPILED FROM COUNTY GIS MAPPING AND THIS AS COLLECTED FROM THE COBB COUNTY CLERK OF SUPERIOR COURT.
 - 6) TOPOGRAPHIC INFORMATION SOURCED FROM COBB COUNTY GIS MAPPING SYSTEM.
 - 7) MIN. DRIVEWAY LENGTH FOR FRONT-LOADED HOMES FROM RW TO GARAGE = 20'



EMBYR GROUP LTD, LLC
 COBB COUNTY, GEORGIA - 18th DIST., 2nd SECT., LAND LOTS 77, 78, 155 & 156
 SUWANEE, GEORGIA

MILAM TRACT

ZONING PLAN

DATE: 7/2/19
 DRAWN BY: TS
 CHECKED BY: TS
 SCALE: 1"=100'

PROJECT: Z-1
 SHEET: 1 OF 1

Z-62
 (2019)



REVISIONS

NO.	DATE	DESCRIPTION





Application No. Z-42 (2019)

Hearing Dates: PC: 10/01/2019
BOC: 10/15/2019

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): 1,500 - 2,800 square feet
- b) Proposed building architecture: Craftsman
- 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): Retail - Neighborhood Shopping
- b) Proposed building architecture: Standard Commercial
- c) Proposed hours/days of operation: Hours will fall within Cobb County guidelines.
- d) List all requested variances: None known at this time.

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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.

*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.