



Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-39
Public Hearing Dates:
PC: 7-7-20
BOC: 7-21-20

SITE BACKGROUND

Applicant: KO Management, Inc.

Phone: 404-643-2637

Email: komanagementinc@gmail.com

Representative Contact: Parks F. Huff

Phone: 404-422-7016

Email: phuff@samlarkinbuff.com

Titleholder: Iglesia Torre Fuerte C.A.P.P., Inc.

Property location and address: Located on the south side of Puckett Drive, east of Mableton Parkway (637 and 667 Puckett Drive)

Access to Property: Puckett Drive

QUICK FACTS

Commission District: 4- Cupid

Current Zoning: CF (Future commercial) and GC (General commercial)

Current use of property: Undeveloped, wooded lot

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

Proposed use: Subdivision

Future Land Use Designation: MDR (Medium Density Residential)

Site Acreage: 5.41

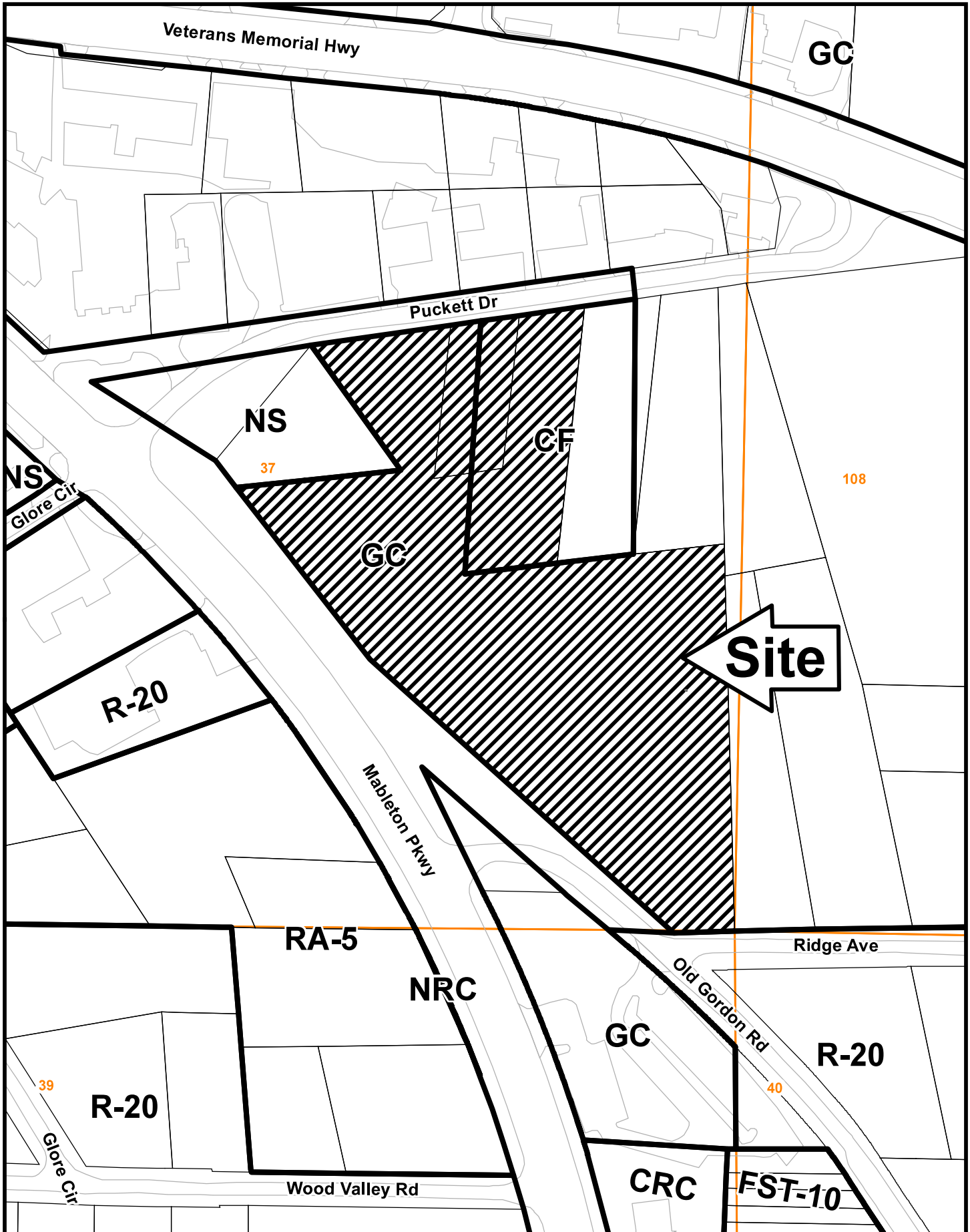
District: 17

Land Lot: 37

Parcel #: 17003700440 and 17003700450

Taxes Paid: Yes

Z-39 GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

PROJECT CONTACT: KAREEM OKEREKE (404) 643-2637

Site Data:

TOWNHOMES: 18 TOWNHOMES LOTS ON BOTH SIDES OF THE ROADWAY WITH 10 TOWNHOMES ON THE LOT LOCATED TO THE RIGHT SIDE OF THE ROADWAY AND 8 TOWNHOMES ON THE LOT 2 LOCATED TO THE LEFT SIDE OF THE ROADWAY. THERE ARE A TOTAL OF 18 TOWNHOMES ON BOTH THE LOTS.

SINGLE FAMILY LOTS: THERE ARE A TOTAL OF 8 SINGLE FAMILY LOTS LOCATED TO THE REAR OF THE PROPOSED TOWNHOMES.

OVERALL SITE DENSITY: (19448) / 541 = 4.99 UNITS PER ACRE PROPOSED

Townhome Lots:

AREA OF LOT 1: 40,118 SF - 10 TOWNHOME UNITS
AREA OF LOT 2: 34,947 SF - 8 TOWNHOME UNITS

Single Family Lots:

AREA OF LOT 1: 12,118 SF
AREA OF LOT 2: 10,118 SF
AREA OF LOT 3: 10,118 SF
AREA OF LOT 4: 14,640 SF
AREA OF LOT 5: 14,640 SF
AREA OF LOT 6: 14,640 SF
AREA OF LOT 7: 14,640 SF
AREA OF LOT 8: 14,640 SF
AREA OF LOT 9: 14,640 SF
AREA OF LOT 10: 14,640 SF



SITE - FEMA Map
NTA



Location Map
NTA

Site Notes:

- THE SITE CONTAINS 5.41 ACRES
- SITE LOCATION: 637 & 667 PUCKETT DRIVE, MABLETON, GA 30126
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY C&B/S SURVEYING, INC. DATED SEPTEMBER 10, 2015.
- LOCATED INSIDE DESIGNATED FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13, DATED DECEMBER 15, 2006.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
- THE SITE IS IN AN AREA OF LOW TO MODERATE RISK OF FLOODING, BASED ON HYDROLOGICAL DATA AND LANDMARKS ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE PLAN.
- THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
- THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
- ALL KNOWN UTILITY EXISTENCES FOR THE SURVEY ARE SHOWN ON THIS PLAN
- THERE IS ONE PROPOSED ACCESS POINT TO THE SUBDIVISION.
- THE PROPOSED ACCESS POINT IS LOCATED AT THE INTERSECTION OF THE ROADWAY AND THE EXISTING CONNECTION TO COBB COUNTY SEWER SYSTEM. NO WASTE SEPTIC SYSTEM IS PROPOSED.

Proposed Zoning Requirements:

- PROPOSED ZONING: RA-5 SINGLE FAMILY ATTACHED/DETACHED RESIDENTIAL
- SITE DENSITY
- 5 UNITS PER ACRE MAXIMUM ALLOWED
 - PROPOSED SITE DENSITY = (18 TOWNHOME UNITS + 8 SFL) / 5.41 ACRES = 4.99 UNITS PER ACRE < ALLOWABLE 5 UNITS PER ACRE
- MINIMUM LOT SIZE: 1,000 SQUARE FEET PROPOSED
- MINIMUM LOT FRONT SETBACK: 15 FEET
- MINIMUM PUBLIC DRIVE FRONT SETBACK: 70 FEET, OR 25 FEET IF INTERIOR TO DEVELOPMENT

Building Setbacks For This Project:

- FOR SINGLE FAMILY LOTS:
- FRONT: 25 FEET FOR LOTS 1 TO 8
 - REAR: 10 FEET FOR LOTS 1 TO 8 AND 15 FEET FOR SOUTH SIDE FOR LOT 1
 - SIDE: 10 FEET FOR LOTS 1 TO 8
 - 7.5 FEET FOR SOUTH SIDE AND 5 FEET FOR NORTH SIDE FOR LOT 8
 - MAXIMUM SIDE: N/A
 - REAR: 20 FEET FROM INDEPENDENT LANDSCAPE BUFFER FOR LOTS FROM 1 TO 4
 - 30 FEET FOR LOTS FROM 5 TO 8

LANDSCAPE BUFFER AND SCREENING REQUIREMENTS:

LANDSCAPE BUFFER AND SCREENING REQUIREMENTS: ANY PROPERTY WITHIN AN RA-5 DISTRICT WHICH HAS A HOPE RESTRICTIVE, INDIVIDUALLY ZONED PROPERTY SHALL HAVE A MINIMUM TEN-FOOT LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTY LOT BUFFER SUBJECT TO APPROVAL BY COUNTY STAFF. REQUIRED BUFFERS MAY BE INCLUDED WITHIN REQUIRED SETBACKS. HOWEVER, IN SUCH CASE THAT THE REQUIRED BUFFER IS GREATER THAN THE REQUIRED SETBACK, THE REQUIRED BUFFER SHALL BE ADHERED TO.

RECEIVED
MAY 7 2020
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

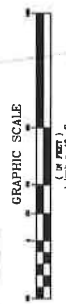
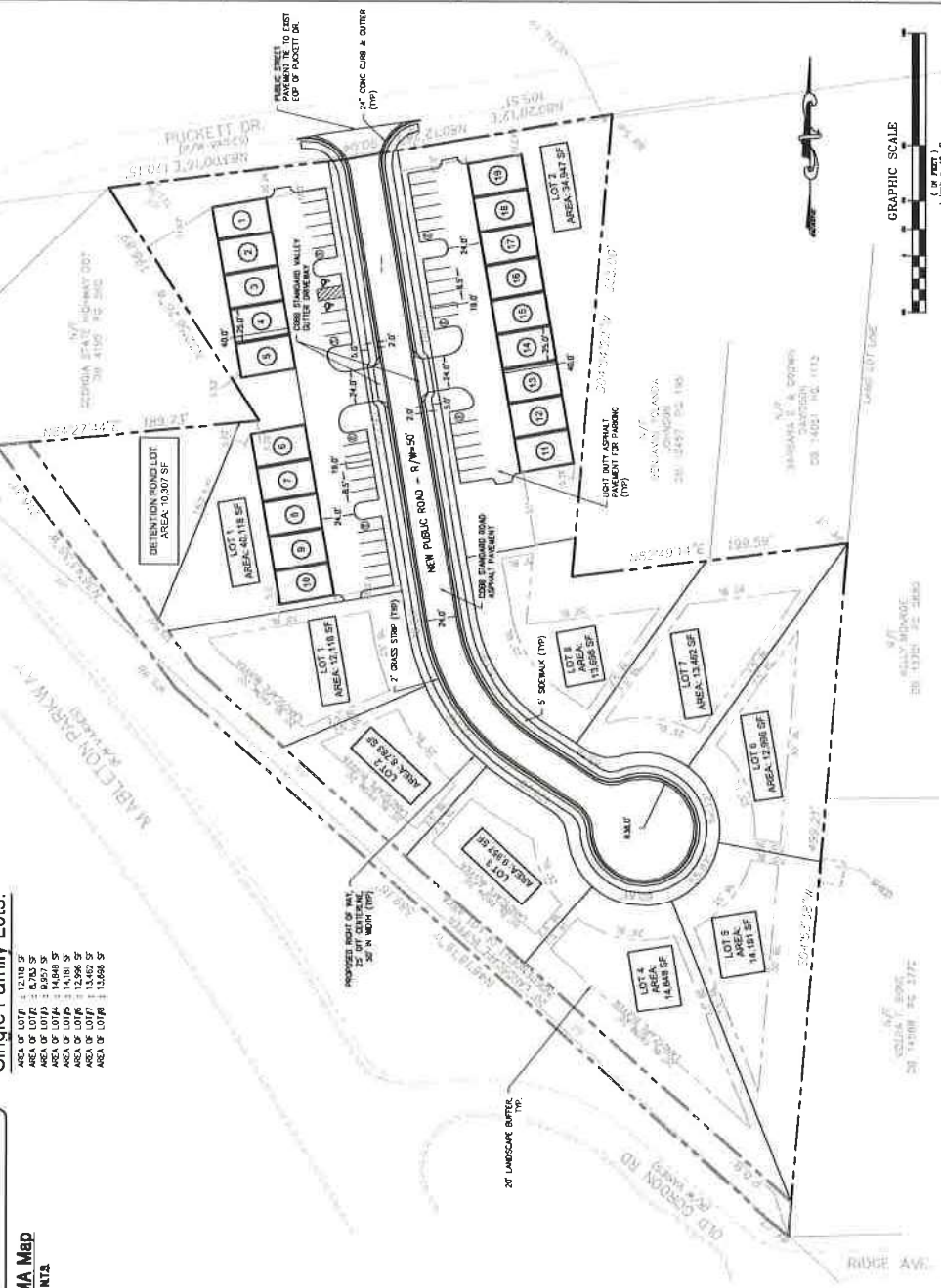
Prepared For
Kareem Okereke
1868 Peachtree Drive
Peachtree Springs, GA 30072

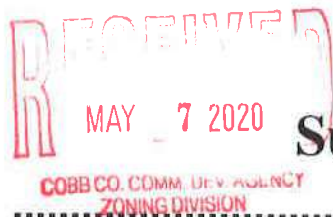
Prepared By
ENGINEERING, LLC
2111 Peachtree Street NE
Atlanta, GA 30309
www.cobbcdd.com



Zoning Variance Plan For
637 & 667 Puckett Drive
Land Lot 37 17th District
Cobb County, Georgia

Z-39-2020
Site Plan





Application No. Z-39-2020

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): 2,000 for detached homes and 1600 for townhomes
- b) Proposed building architecture: Traditional
- c) List all requested variances: Shown on the site plan
- _____
- _____
- _____

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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).
