



Cobb County Community Development Agency  
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-50  
Public Hearing Dates:  
PC: 9- 1-20  
BOC: 9-15-20

---

**SITE BACKGROUND**

Applicant: Meritage Homes of Georgia

Phone: 678-348-8352

Email: clay.kirkley@meritagehomes.com

Representative Contact: Parks F. Huff

Phone: 770-422-7016

Email: phuff@samslarkinbuff.com

Titleholder: 4730 Floyd Road, LLC, The Estate of  
Thurston Brown

Property location and address: Located on the  
west side of Floyd Road and on the north side of  
White Boulevard (4730, 4802 Floyd Road, 4916  
White Road).

Access to Property: Floyd Road, White Boulevard

---

**QUICK FACTS**

Commission District: 4-Cupid

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

Current use of property: Single-family residences,  
Undeveloped, wooded lot

Proposed zoning: RM-8 (Residential multifamily)

Proposed use: Townhouse dwelling units (attached)  
and Single-family dwelling units (detached)

Future Land Use Designation: MDR (Medium  
Density Residential)

Site Acreage: 30.58

District: 17, 19

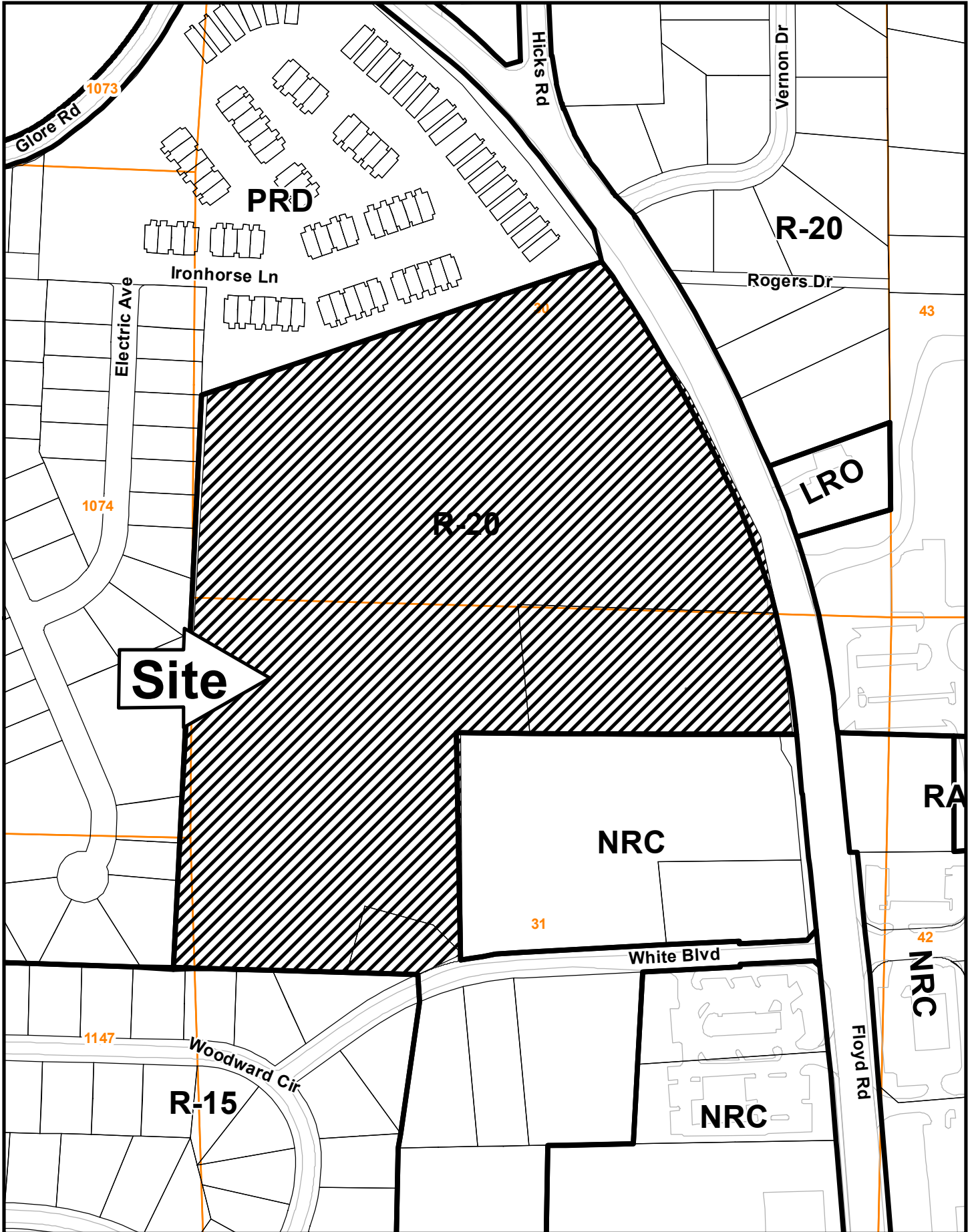
Land Lot: (17) 30, 31; (19) 1074, 1147

Parcel #: 17003100010, 17003100020,  
17003100390

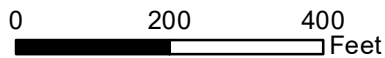
Taxes Paid: Yes



---

# Z-50 GIS



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



-  Zoning Boundary
-  City Boundary





# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1650-2200 sq. ft.
  - b) Proposed building architecture: The architecture will be consistent with Willowcrest, which is currently being built out by the applicant.
  - c) List all requested variances: none noted at this time.
- 
- 
- 

.....  
**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: \_\_\_\_\_
- 
- 
- 

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

---



---



---

.....  
**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).**

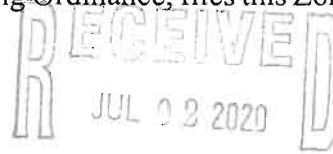
---



---

**ZONING IMPACT STATEMENT FOR THE REZONING  
APPLICATION OF MERITAGE HOMES**

COMES NOW, MERITAGE HOMES OF GEORGIA and, pursuant to §134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:



- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings in the Floyd Road and White Boulevard area. The property is located on the west side of Floyd Road; north of White Boulevard. The property is located between the Willowcrest subdivision that Meritage is currently building out and the commercial node at the signalized intersection of Floyd Road and White Boulevard that includes a Lidl grocery store and a fast food restaurant. The property is a transition between the existing subdivision and the intensive commercial development.
  
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the Subject Property. The proposed development will complement the existing residential properties in the area and create a transition from the Willowcrest subdivision that is currently under development and the commercial uses at the intersection of Floyd Road and White Boulevard.
  
- C. The Subject Property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent

utility. The existing R-20 zoning cannot reasonably be developed given the surrounding uses and costs associated with development.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools. The residential neighborhood will not create an adverse impact on the surrounding infrastructure. The new residents will support the existing commercial businesses.
- E. The zoning proposal is located in the Medium Density Residential (MDR) category. The proposed density exceeds the MDR category, however, the property is a transition between the commercial node and the existing Willowcrest subdivision and an increase in density to create this transition makes sense from a planning perspective.
- F. There is no substantial relationship between the existing zoning classification of R-20 which limit the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of the residential and commercial development in this area of Floyd Road, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.