



## Community Development – Zoning Division

John Pederson – Division Manager

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Case No.  
Z-83-2021

### **ZONING CASE #**

Z-83-2021

### **SITE BACKGROUND**

Applicant	St. Bourke
Phone	678-853-2530
Email	tyler@stbourke.com
Representative Contact	Tyler Johnson
Phone	770-714-3546
Email	tyler@stbourke.com
Titleholder	M.J. Westmoreland, Westmoreland, Inc.
Property Location	Located on the north side of Mableton Parkway, northwest of Hunnicut Road
Address	6721 Mableton Parkway
Access to Property	Rioca Circle

### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	OS
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use Designation	MDR
Site Acreage	7.14
District	18
Land Lot	390, 391
Parcel #	18039100030
Taxes Paid	Yes

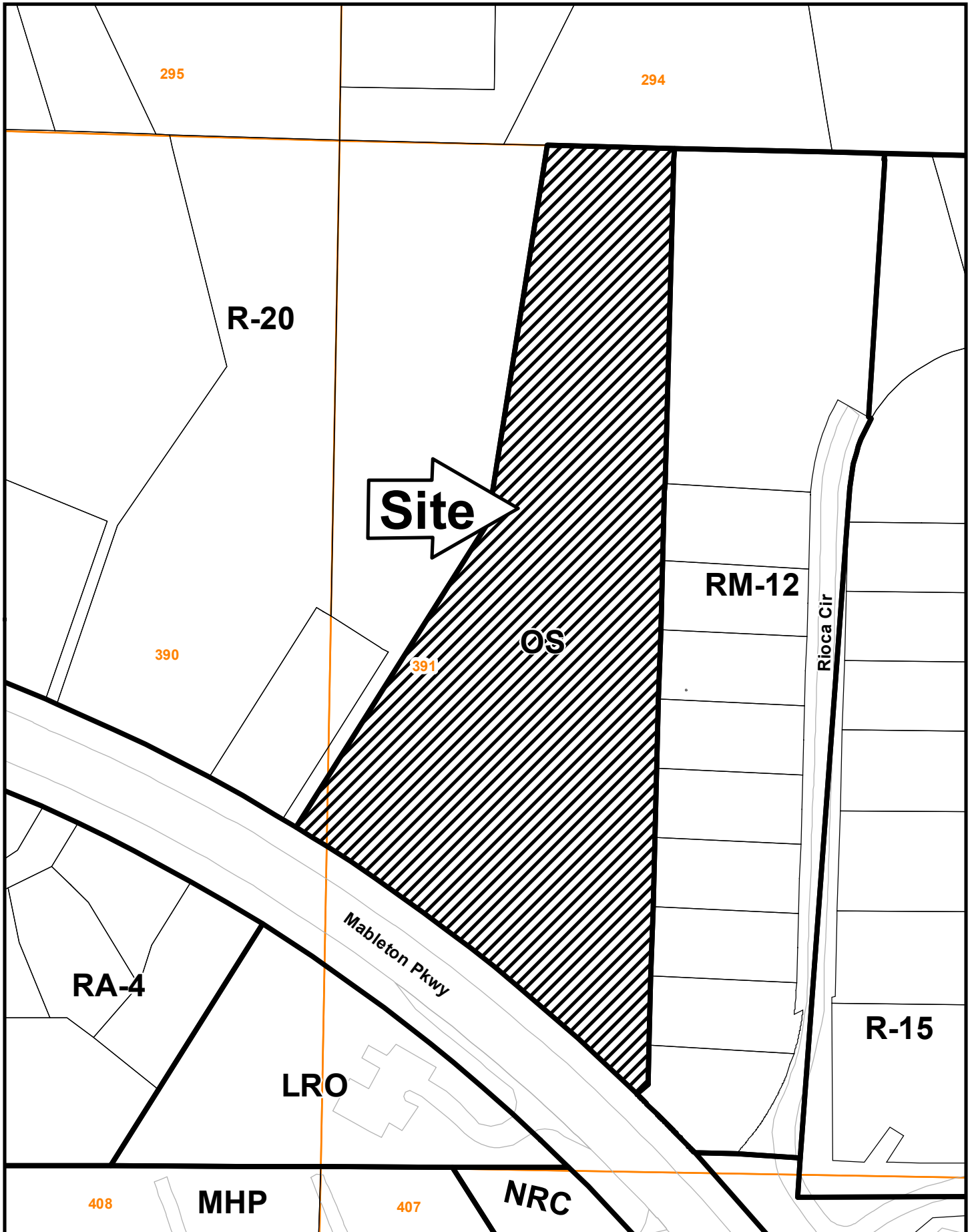
### **FINAL ZONING STAFF RECOMMENDATIONS**

### **ATTACHMENTS**

1. Z-83
2. Z-83-2021\_Site Plan 100721
3. Z-83A



4. Z-83-2021\_Summary of Intent 100721
5. Z-83-2021\_Elevations 100721

# Z-83 2021-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





## DEVELOPMENT SUMMARY

Total Area:	7.14 Acres
Current Zoning:	OS
Proposed Zoning:	RM-8
Proposed Townhomes:	53
Proposed Density:	7.4 Units Per Acre
Exterior Setbacks:	
Front:	75'
Side:	35'
Rear:	40'

Proposed RM-12 Townhomes: 6  
RM-12 Townhome Area: 0.77 Acres

Total Project Townhomes: 59  
Total Project Area: 7.91 Acres

Note: RM-12 zoning tracts to remain RM-12.



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**NOTES:**

NOTES:  
THERE IS NO 100-YEAR FLOOD ON THE PROPERTY.  
THERE ARE NO WETLANDS ON THE PROPERTY.  
THERE ARE NO CEMETERIES ON THE PROPERTY.  
THERE ARE NO STREAMS ON THE PROPERTY.  
THERE ARE NO ARCHITECTURAL OR ARCHEOLOGICAL  
LANDMARKS ON THE PROPERTY.

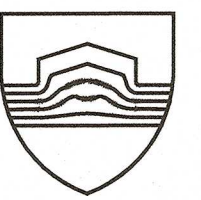
THE PROPERTY IS OWNED BY:  
WESTMORELAND INC.

WESTMORELAND INC.  
A GEORGIA CORPORATION

PROPERTY IS LOCATED IN LAND DISTRICT 18 LAND LOT 391.  
PROPERTY ADDRESS:

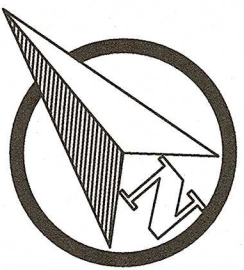
6721 Mableton Parkway (Parcel ID 18039100030)

DISCLAIMER: THIS CONCEPT PLAN IS SUBJECT TO  
CHANGE BASED UPON FINAL ENGINEERING.

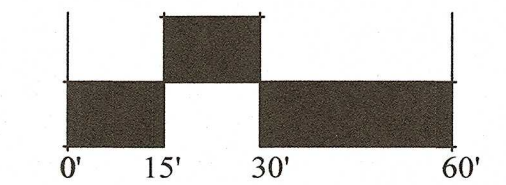


ST. BOURKE

Land Planning | Development  
Asset Management  
1123 Zonolite Road, NE Suite 30  
Atlanta, GA 30306  
678.853.2530 | stbourne.com



SCALE: 1" = 60'



ZONING PLAN  
7.1 ACRE MABLETON PARKWAY  
KERLEY FAMILY HOMES  
COBB COUNTY, GA

OCTOBER 7, 2021

JOB #: 21-030

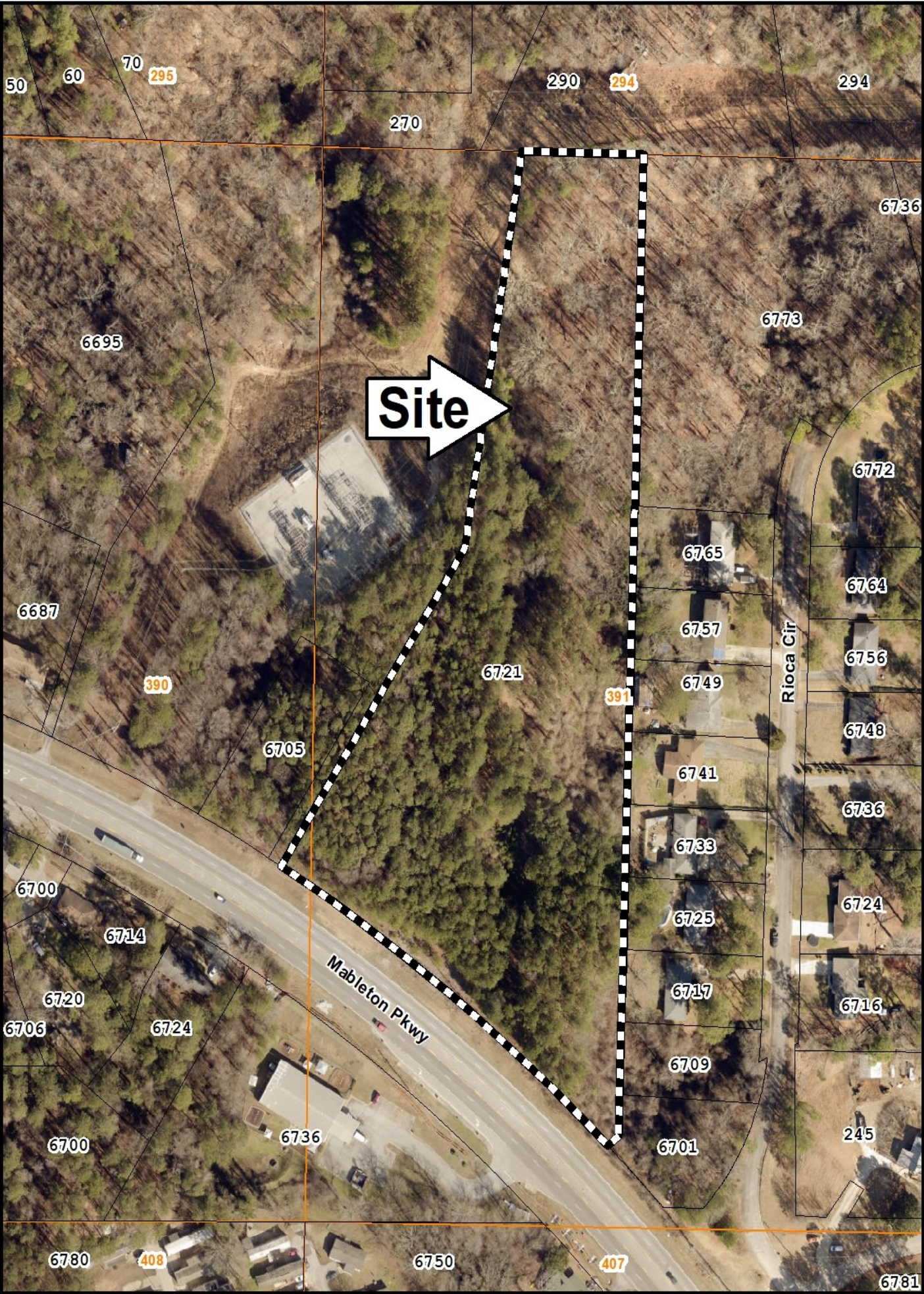
## REVISIONS

NO.	DATE	ISSUE
1	10.7.2021	SUBMITTAL

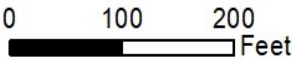
SHEET#: 1 of 1





# Z-83 Aerial Map



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): Approximately 1,800 SF
- b) Proposed building architecture: 2 Stories; Materials comprise of brick, stone, board-n-batten, hardy plank.
- c) List all requested variances: N/A
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**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)**

See attached "Exhibit A"

\_\_\_\_\_

\_\_\_\_\_

.....  
**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).

\_\_\_\_\_

No

\_\_\_\_\_



## **Exhibit A**

### **Attachment for Part 3 of Summary of Intent -- "Other Pertinent Information"**

This Application relates to the rezoning from OS to RM-8 of 7.14 acres (Parcel #18039100030 with an address of 6721 Mableton Parkway), which fronts on Mableton Parkway. The current OS zoning district, applied to the property, is primarily focused on office or service uses, such as corporate or administrative offices, wholesale sale and distribution facilities, automotive parking lots or garages, assembly, hotel and other similar uses.

The Applicant is not aware of past proposals for development of the site, but there is an old sign still in place on the site, near the Mableton Parkway frontage, that indicates a potential "420,000 s.f. Office Service Facility."

The proposed RM-8 zoning, to be applied for the proposed townhome development, as illustrated in the attached concept plan, should provide an excellent less-intense alternative to the current OS zoning. With the definite shortage of housing in the greater Atlanta Metro area, and specifically in such "built-out" and "urban" areas as this, it is believed this rezoning action would be a decided benefit to this area of Cobb County.

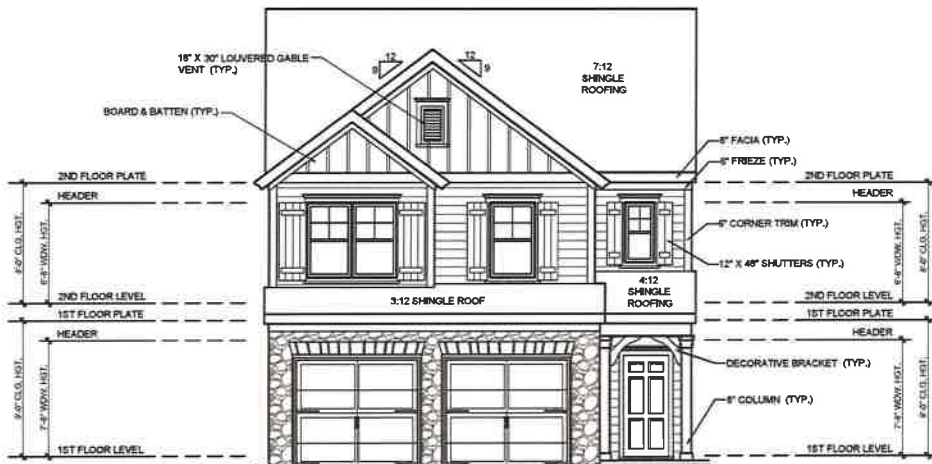
The attached concept site layout indicates 53 townhomes within this 7.14 acre property (at 7.4 units/acre) as well as an additional 6 townhomes to be developed two existing lots (6701 & 6709 Rioca Circle) comprising 0.77 acres (a density of 7.8 units/acre) that are currently zoned RM-12, and will need no rezoning action required.

The property is bordered by uses:

- To the east by lots within the prior Rioca Subdivision, developed in the 1960's, which are currently zoned RM-12 (a similar residential zoning that allows up to 12 units/acre, as compared to the proposed 8 units/acre. (Note, the proposed project includes two of these lots -- #1 and #2 -- zoned RM-12, with no rezoning action being requested).
- The property immediately to the west is owned by Georgia Power for a large power substation.
- The property bordering the site to the north is zoned R-20, is largely undeveloped and fronts on Stroud Road, which lies almost 1,000 feet north of this boundary.
- Properties across Mableton Parkway are a mixture of zoning districts, with the one immediately across the LRO district generally for low-rise office, with others including NRC for neighborhood retail commercial, RA-4 for attached single family housing, and GC for general commercial.

In summary, the proposed rezoning to RM-8 should provide a much-needed addition to the housing stock in the immediate area, accessible for commutes to both I-20 and I-285 employment corridors, as well as employment centers throughout south Cobb County. By the fact that the property has remained unused for decades under its current zoning, illustrates that such an opportunity to convert it to residential usage is very appropriate.





**FRONT ELEVATION "AA"**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION "AA"**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE LOANED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

# The Sawyer Master Plan

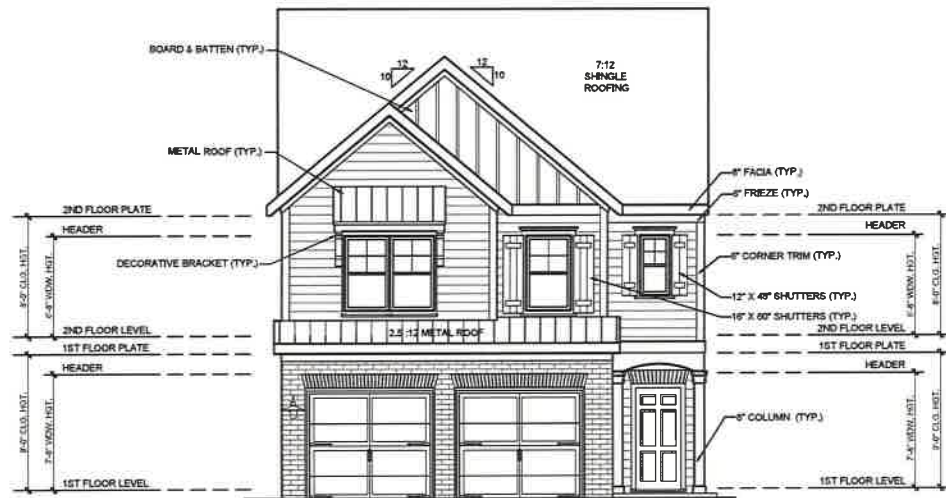
ELEVATION "AA" FRONT & REAR



PLAN REVISIONS		
DATE	DESCRIPTION	
09/01/2021	Updated Plan	

sheet#  
**A-1**

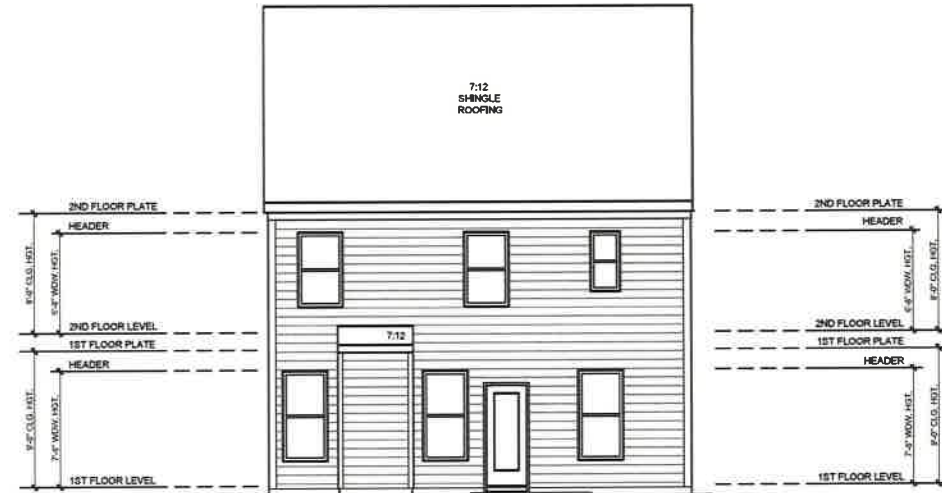




FRONT ELEVATION "AA"

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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REAR ELEVATION "AA"

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

# The Madeline Master Plan

ELEVATION "AA" FRONT & REAR



## PLAN REVISIONS

DATE	DESCRIPTION
09/01/2021	Updated Master

sheet#

A-1

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**FRONT ELEVATION "AA"**

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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**REAR ELEVATION "AA"**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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# The Dylan II Master Plan

ELEVATION "AA" FRONT & REAR



## PLAN REVISIONS

DATE	DESCRIPTION
09/01/2021	Updated Master

sheet#

**A-1**





**FRONT ELEVATION "AA"**

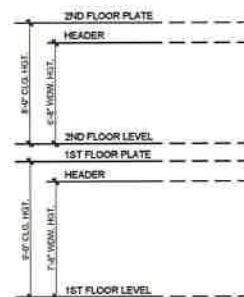
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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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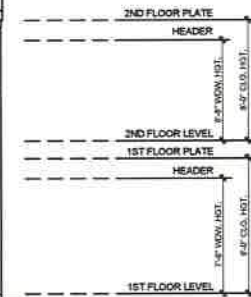
CORRICO COMM. DEV. AGENCY

ZONING DIVISION



**REAR ELEVATION "AA"**

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)  
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



# The Jasper Master Plan

ELEVATION "AA" FRONT & REAR



## PLAN REVISIONS

DATE	DESCRIPTION
09/01/2021	Updated Master

sheet#

**A-1**

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