



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-10-2022

SITE BACKGROUND

Applicant	Traton, LLC
Phone	770-427-9064
Email	kcohen@tratonhomes.com, clif@tratonhomes.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Home Star Storage Mableton GA, LLC
Property Location	Located on the east side of Glore Drive, on the north side of Lee Road, on the west side of Garner Road
Address	6610 Mableton Parkway, 381 Veterans Memorial Highway
Access to Property	Garner Road, Lee Road

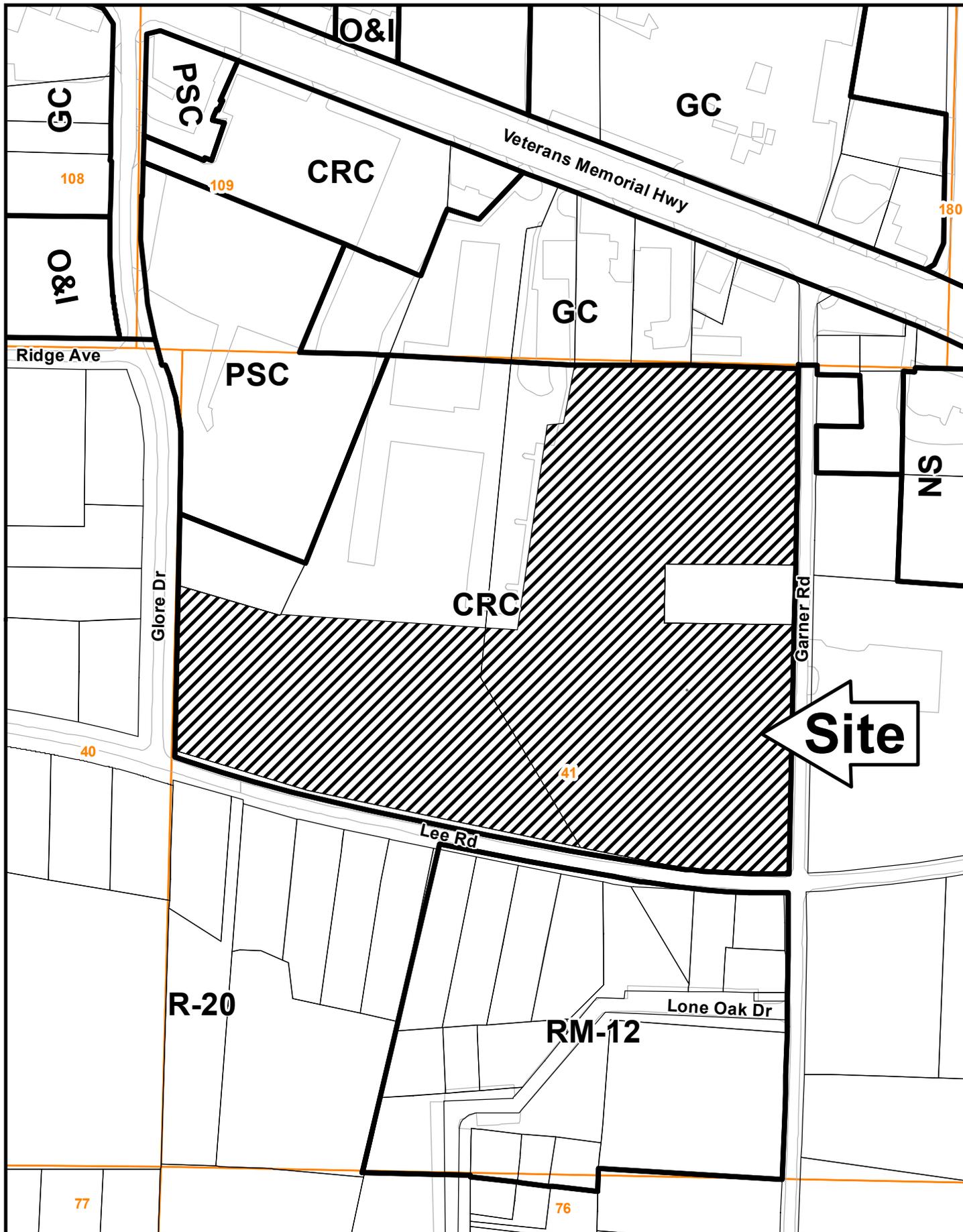
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	CRC
Current Use of Property	Undeveloped, vacant lot
Proposed Zoning	FST
Proposed Use	Townhome community
Future Land Use	NAC
Site Acreage	11.15
District	18
Land Lot	41
Parcel #	18004100180, 18004100490
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-10 2022-GIS

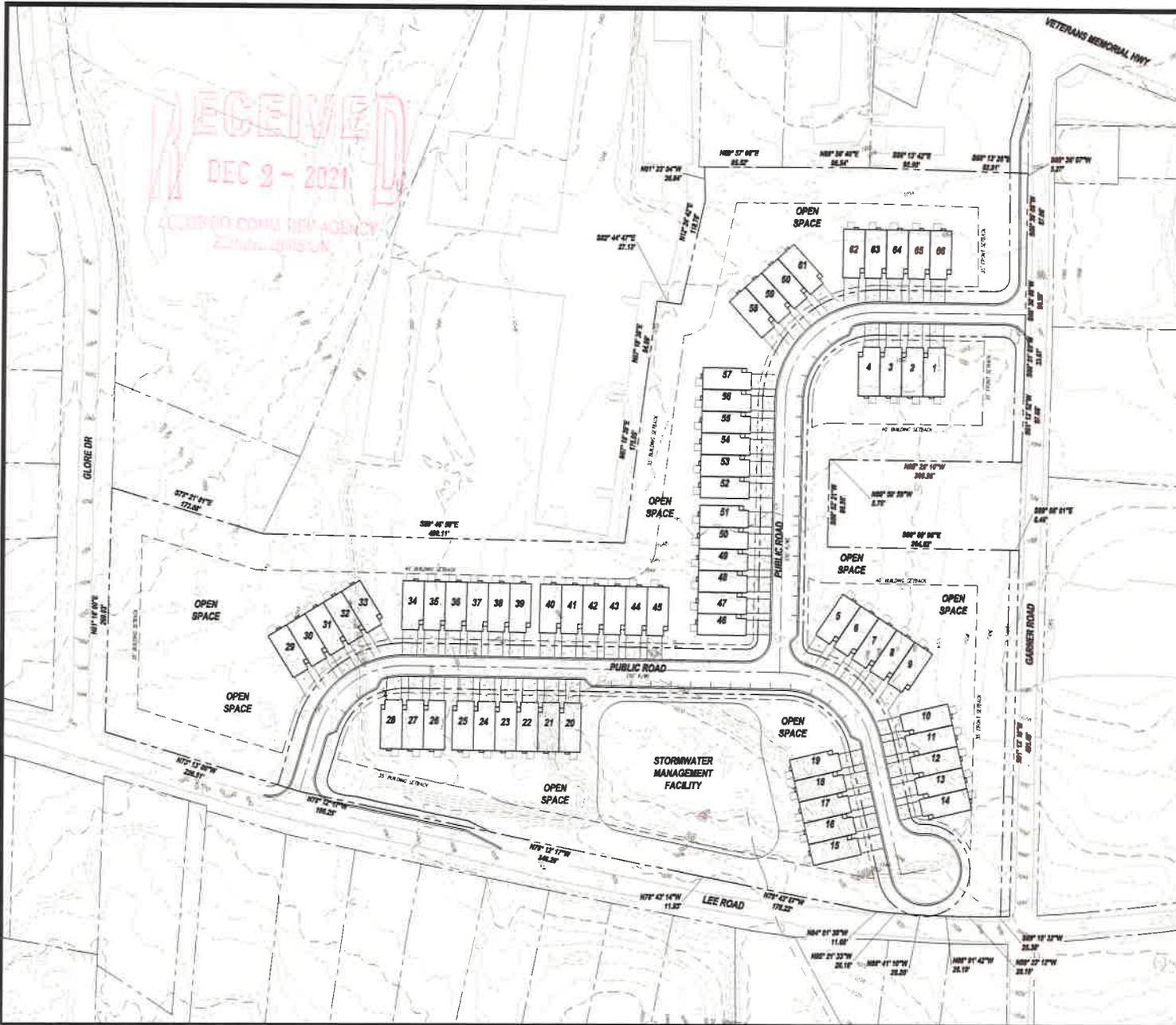


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

□ Zoning Boundary
■ City Boundary

RECEIVED
 DEC 2 - 2021
 COBB COUNTY DEPARTMENT OF PLANNING AND ZONING



DEVELOPMENT SUMMARY	
DATE	08/20/21
DESIGNED BY	JSM
PROJECT NUMBER	1707
AREA	11.1 ACRES
USE AREA	11.1 ACRES
OPEN SPACE	11.1 ACRES
SECTY	1.75 ACRES SECTY
NUMBER OF UNITS	66 UNITS
PROPOSED DENSITY	1.9 UNITS/ACRE
ADJACENT PARCELS	1.9 UNITS/ACRE
PERMIT	21-001
DATE	08/20/21
JOB NUMBER	1707
DATE	08/20/21
WORKING DRAWING NUMBER	1707-001
WORKING TITLE	1707

EXISTING INFORMATION IS BASED ON GIS.
 PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280



GEORGIA811
 Utilities Protection Center, Inc.

Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. THESE UTILITIES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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CONSTRUCTION PLANS
 BARRHEAD SUBDIVISION
 LAND LOT 48
 CITY DISTRICT, AND SECTION
 COBB COUNTY, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
 278 KENNEDY AVENUE
 MARIETTA, GA 30066

PROFESSIONAL CERTIFICATE NUMBER: 18001
 EXPIRATION DATE: 08/31/2024

REVISIONS

LAND PLAN
LP7

Z-10 Aerial Map



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



- Land Lot
- City Boundary



Application No. Z- (2022)

Hearing Dates: PC - 02/01/2022, BOC - 02/15/2022

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 1,800 square feet, and greater
b) Proposed building architecture: Traditional
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)

[Empty 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.