



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-71-2022

### **SITE BACKGROUND**

Applicant	Hamilton Homes Holdings LLC
Phone	404-791-9403
Email	hamiltonhomesassetgroup@gmail.com
Representative Contact	Garvis L. Sams, Jr.
Phone	770-422-7016
Email	gsams@samslarkinhuff.com
Titleholder	Hamilton Homes Holdings LLC
Property Location	Located on the southwest side of Floyd Road, on the northwest side of Glore Road, and at the terminus of Anjul Drive
Address	4598 Glore Road, Floyd Road
Access to Property	Anjul Drive

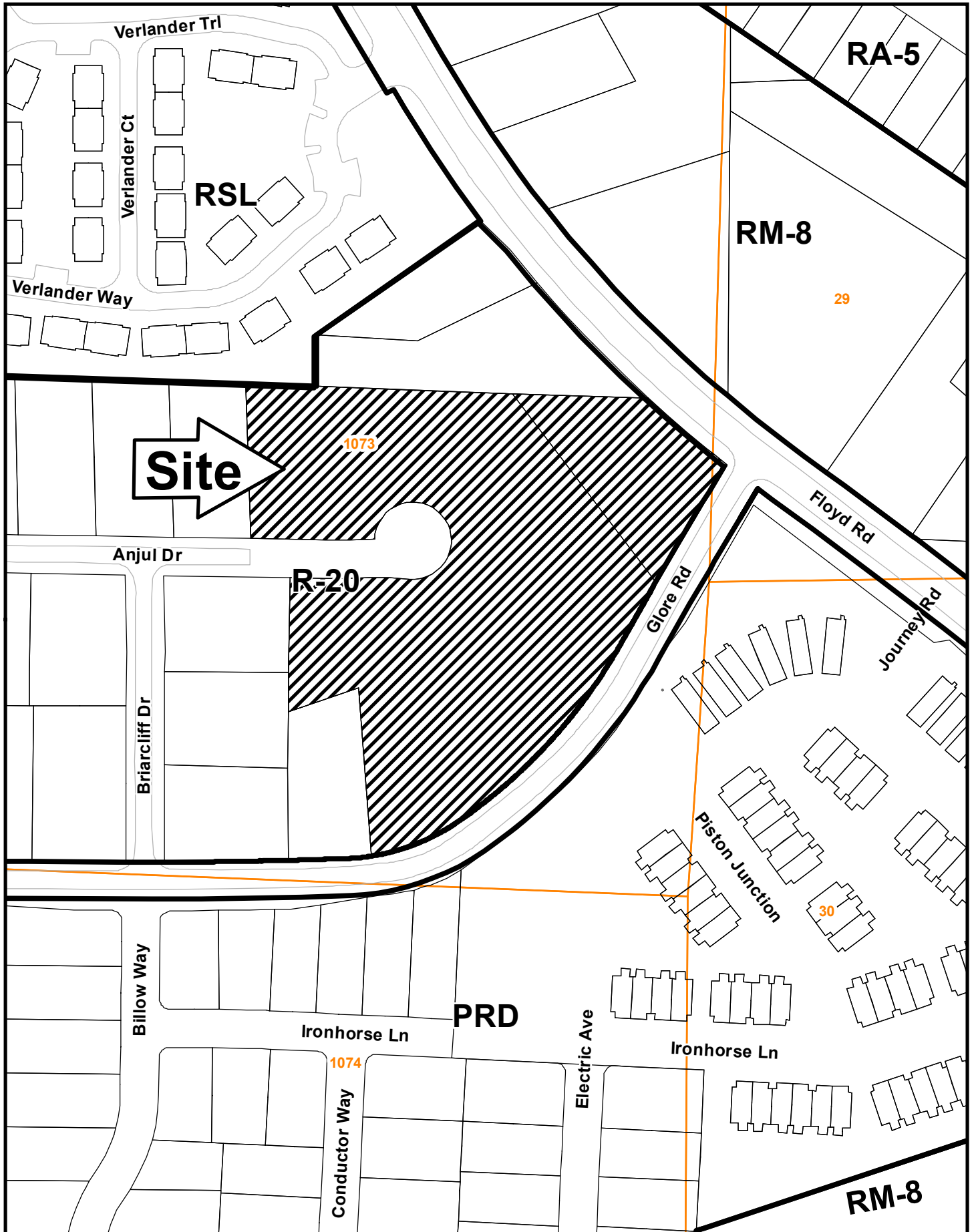
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Single-family residence
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use	LDR
Site Acreage	5.621
District	17, 19
Land Lot	17-29, 19-1073
Parcel #	19107300180, 19107300480
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-71 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  
SEP 01 2022  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

TRACT AREA= 5.621 ACRES (244,834.99 S.F.)



**SITE ADDRESS:**  
4598 GLORE ROAD  
MABLETON, GA. 30126  
DB 4598 PG 5404  
PARCEL ID: 19107300180

- GENERAL NOTES:**
1. PROPERTY ZONED: R-20
  2. PROPOSED ZONING: RM-4
  3. SETBACKS REQUIRED:
    - FRONT: 40'
    - SIDE: 25'
    - MINOR SIDE: 10'
    - REAR: 30'
  4. PROPOSED USE: TOWNHOMES
  5. PROPOSED # OF UNITS: 34
  6. DENSITY: 6 UNITS PER ACRE
  7. PARKING REQUIRED: 2 SPACES FOR EVERY UNIT
  8. GUEST PARKING REQUIRED: 0.50 GUEST SPACES PER UNIT  
22 GUEST SPACES PROVIDING
  9. PROPERTY SERVED BY COBB WATER & SEWER
  10. EXISTING IMPERVIOUS COVERAGE: 11.51 % (28,265 S.F. COVERAGE)
  11. PROPOSED IMPERVIOUS COVERAGE: 48.47 % (118,660 S.F. COVERAGE)
  12. PROPOSED DETENTION & WATER QUALITY POND AS PER COUNTY STANDARDS
  13. AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.: 19060204A G DATED 12-05-05 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS IT IS IN A "X" ZONE.
  14. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
  15. ALL BOUNDARY INFORMATION TAKEN FROM A RETRACEMENT SURVEY FOR BRENDA PORTER PREPARED BY CC LAND SURVEYORS, INC. SEALED AND CERTIFIED BY CATHY R. COSTARDIDES, OPLS NO. 25984, DATED SEPTEMBER 9, 2021.
  16. ALL EXISTING STRUCTURES & UTILITIES TO BE REMOVED OR RELOCATED AS NEEDED.
  17. AS A PREVIOUSOR OF THE ZONING APPROVAL BY THE COBB COUNTY BOARD OF COMMISSIONERS FOR THIS ZONING REQUEST, THE ABANDONMENT OF A PORTION OF THE PROPERTY IS REQUIRED. THE ABANDONMENT OF THE PROPERTY IS REQUIRED FOR THE INCLUSION OF THE SAME INTO THE TOTAL ACRES OF THE HAMILTON HOMES ASSET GROUP REZONING CASE. AS SUCH, THE BOARD HEREBY APPROVES THAT THE COBB COUNTY DEPARTMENT OF TRANSPORTATION ABANDON THE PORTION OF ANNUAL DRIVE TO THE DEVELOPER FOR THE REDEVELOPMENT OF THIS OVERALL PROPERTY. THE ABANDONMENT OF THE PORTION OF ANNUAL DRIVE IS SUBJECT TO THE BOARD FOR ADDITIONAL APPROVAL OF THE ANNUAL DRIVE ABANDONMENT.

**LEGEND**

1. LOT	2. LOT	3. LOT	4. LOT	5. LOT	6. LOT	7. LOT	8. LOT	9. LOT	10. LOT	11. LOT	12. LOT	13. LOT	14. LOT	15. LOT	16. LOT	17. LOT	18. LOT	19. LOT	20. LOT	21. LOT	22. LOT	23. LOT	24. LOT	25. LOT	26. LOT	27. LOT	28. LOT	29. LOT	30. LOT	31. LOT	32. LOT	33. LOT	34. LOT	35. LOT	36. LOT	37. LOT	38. LOT	39. LOT	40. LOT	41. LOT	42. LOT	43. LOT	44. LOT	45. LOT	46. LOT	47. LOT	48. LOT	49. LOT	50. LOT	51. LOT	52. LOT	53. LOT	54. LOT	55. LOT	56. LOT	57. LOT	58. LOT	59. LOT	60. LOT	61. LOT	62. LOT	63. LOT	64. LOT	65. LOT	66. LOT	67. LOT	68. LOT	69. LOT	70. LOT	71. LOT	72. LOT	73. LOT	74. LOT	75. LOT	76. LOT	77. LOT	78. LOT	79. LOT	80. LOT	81. LOT	82. LOT	83. LOT	84. LOT	85. LOT	86. LOT	87. LOT	88. LOT	89. LOT	90. LOT	91. LOT	92. LOT	93. LOT	94. LOT	95. LOT	96. LOT	97. LOT	98. LOT	99. LOT	100. LOT
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# HAMILTON HOMES ASSET GROUP

**PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.**  
11111 HUNTERS CIRCLE, SUITE 100, ATLANTA, GA 30339  
PH: 404.525.7575 - Email: paul.lee@paullee.com

NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	08/25/22	PL	PL
2	REVISION	09/01/22	PL	PL

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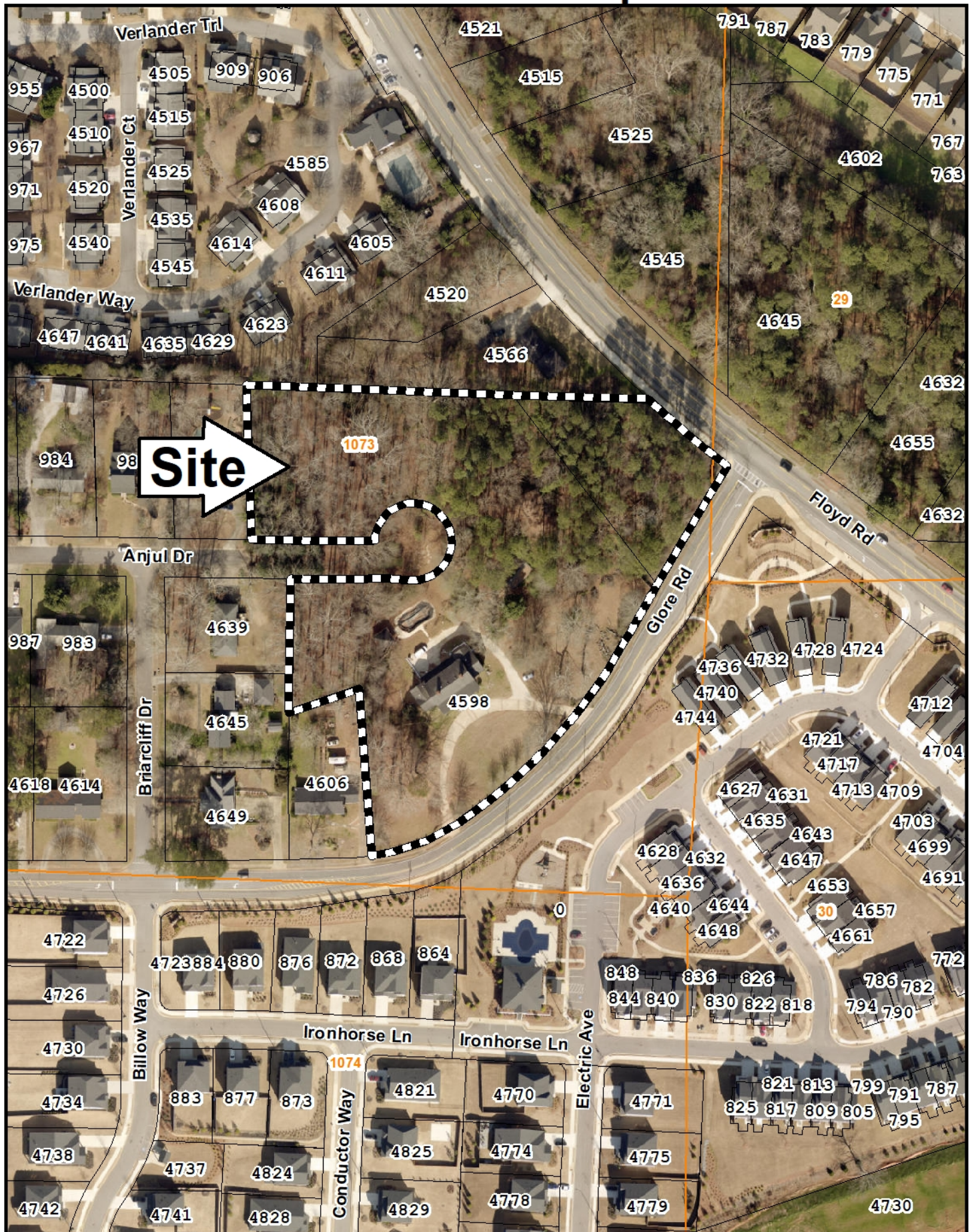
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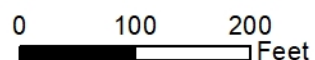
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1	ISSUED FOR PERMIT	08/25/22	PL	PL
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# Z-71 Aerial Map



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 Zoning Boundary  
 City Boundary



Application No. z-71

PC: Nov. 1, 2022  
BOC: Nov. 15, 2022

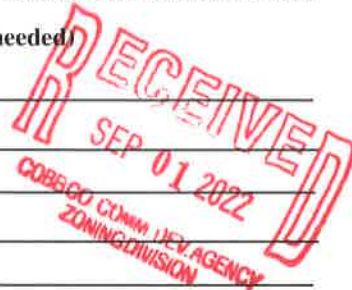
## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 1,400 square feet and greater.
- b) Proposed building architecture: To be provided under separate cover.
- c) List all requested variances: A concurrent Variance requesting waiving the 45% impervious percentage and allowing 48.47%.
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): N/A
- 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)**

The Subject Property is located within an area designated as VLDR on the County's FLUM, but is adjacent to MDR designated properties located to the south and east, and abuts RSL cluster-type homes to the north. The proposed development will be similarly situated as the townhomes located within the PRD section of Willowcrest SD, which is located across Glore Road to the southeast. There is no proposed access to Glore Road or Floyd Road. This development is also similar to recent rezonings and development in this area along Floyd Road and this sub-area of South Cobb.

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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.

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\* 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.