



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-79-2022

### **SITE BACKGROUND**

Applicant	7 Oaks Stables, LLC
Phone	404-788-9730
Email	rswarhout@gmail.com
Representative Contact	Robert Swarhout
Phone	404-788-9730
Email	rswarhout@gmail.com
Titleholder	7 Oaks Stables, LLC
Property Location	Located on the southeast side of Cooper Lake Road, west of Civitania Road
Address	300, 320 Cooper Lake Road
Access to Property	Cooper Lake Road

### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-15
Current Use of Property	Single-family residences
Proposed Zoning	R-15
Proposed Use	Equestrian Facility
Future Land Use	LDR
Site Acreage	14.069
District	17
Land Lot	257, 320
Parcel #	17032000010, 17032000020
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)



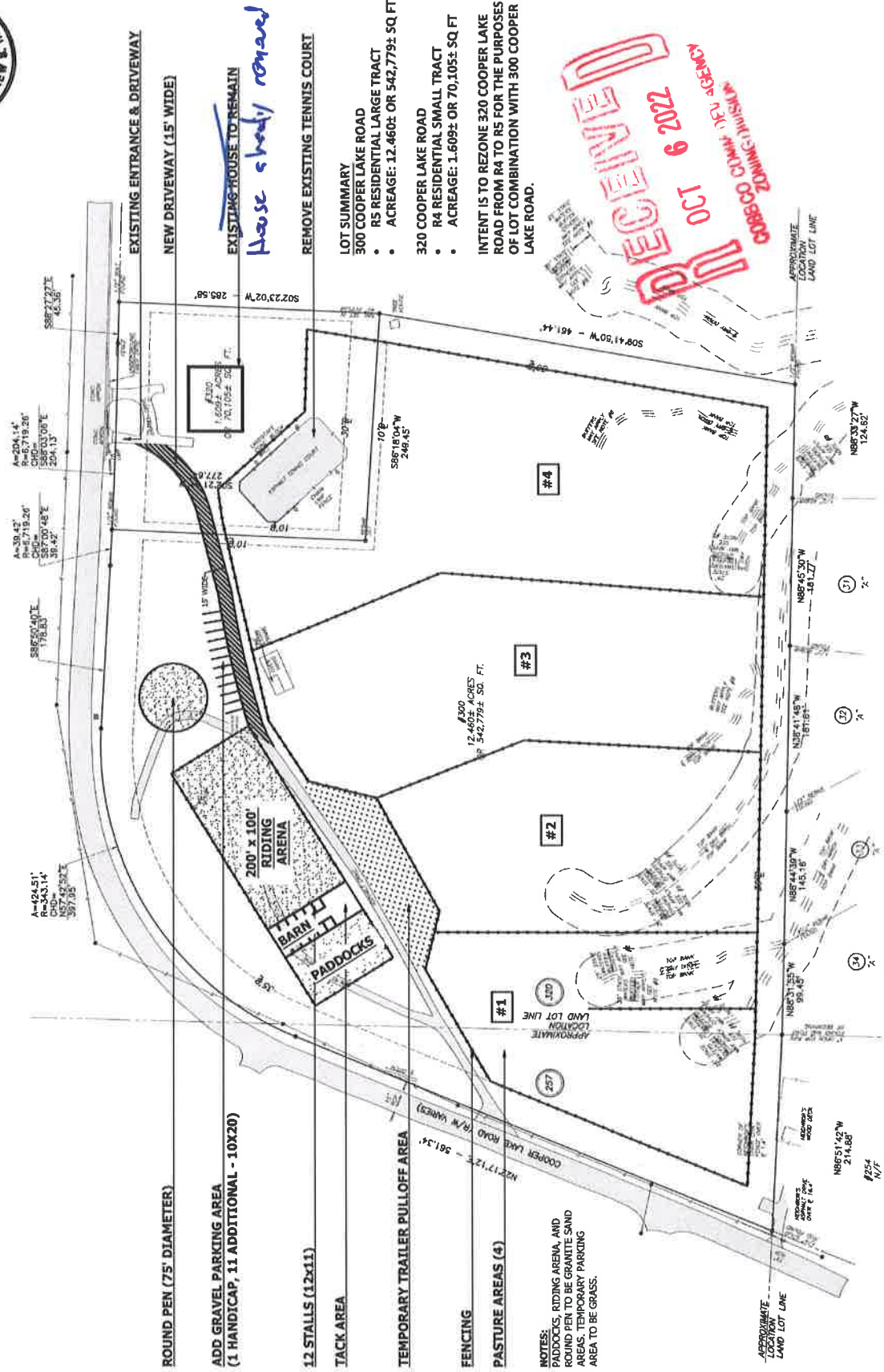
# SWARTHOUT RESIDENCE

CONCEPTUAL LAND USE PLAN

300 / 320 COOPER LAKE ROAD  
 MABLETON, GA



Drawn by: Georgia Landscapes (Contracting, Inc.)  
 (Survey by: McLoughlin Surveying)  
 Date: October 4, 2022



- LOT SUMMARY**
- 300 COOPER LAKE ROAD
  - R5 RESIDENTIAL LARGE TRACT
    - ACREAGE: 12.460± OR 542,776± SQ FT
  - 320 COOPER LAKE ROAD
  - R4 RESIDENTIAL SMALL TRACT
    - ACREAGE: 1.609± OR 70,105± SQ FT
- INTENT IS TO REZONE 320 COOPER LAKE ROAD FROM R4 TO R5 FOR THE PURPOSES OF LOT COMBINATION WITH 300 COOPER LAKE ROAD.

**RECEIVED**  
 OCT 6 2022  
 ZONING COMMISSION AGENCY

**NOTES:**  
 PADDOCKS, RIDING ARENA, AND ROUND PEN TO BE GRANITE SAND AREAS, TEMPORARY PARKING AREA TO BE GRASS.

ROUND PEN (75' DIAMETER)  
 ADD. GRAVEL PARKING AREA  
 (1 HANDICAP, 11 ADDITIONAL - 10X20)

12 STALLS (12x11)  
 TACK AREA

TEMPORARY TRAILER PULLOFF AREA

FENCING  
 PASTURE AREAS (4)

## 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): \_\_\_\_\_  
b) Proposed building architecture: horse barn containing 12 stalls and other storage areas. A metal building structure.  
c) List all requested variances: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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).

No

