



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-12-2023

### **SITE BACKGROUND**

Applicant	Fernando Chavarria
Phone	770-560-0991
Email	
Representative Contact	Fernando Chavarria
Phone	770-560-0991
Email	
Titleholder	Fernando Chavarria
Property Location	Located on the south side of Mableton Parkway, southeast of South Gordon Road
Address	Mableton Parkway
Access to Property	Mableton Parkway

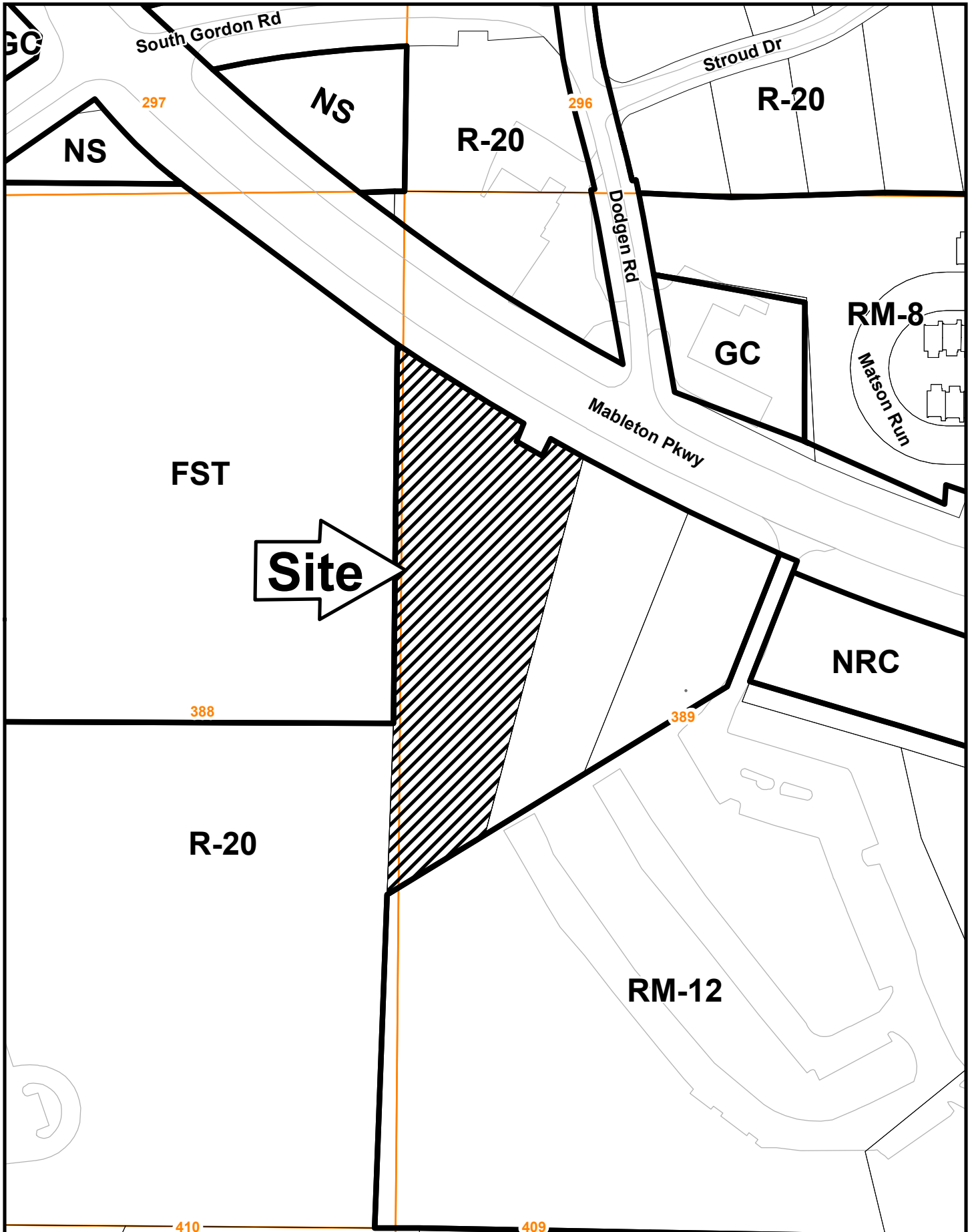
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	RM-8
Proposed Use	Townhome Subdivision
Future Land Use	MDR
Site Acreage	2.66
District	18
Land Lot	388, 389
Parcel #	18038900140
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-12 2023 GIS

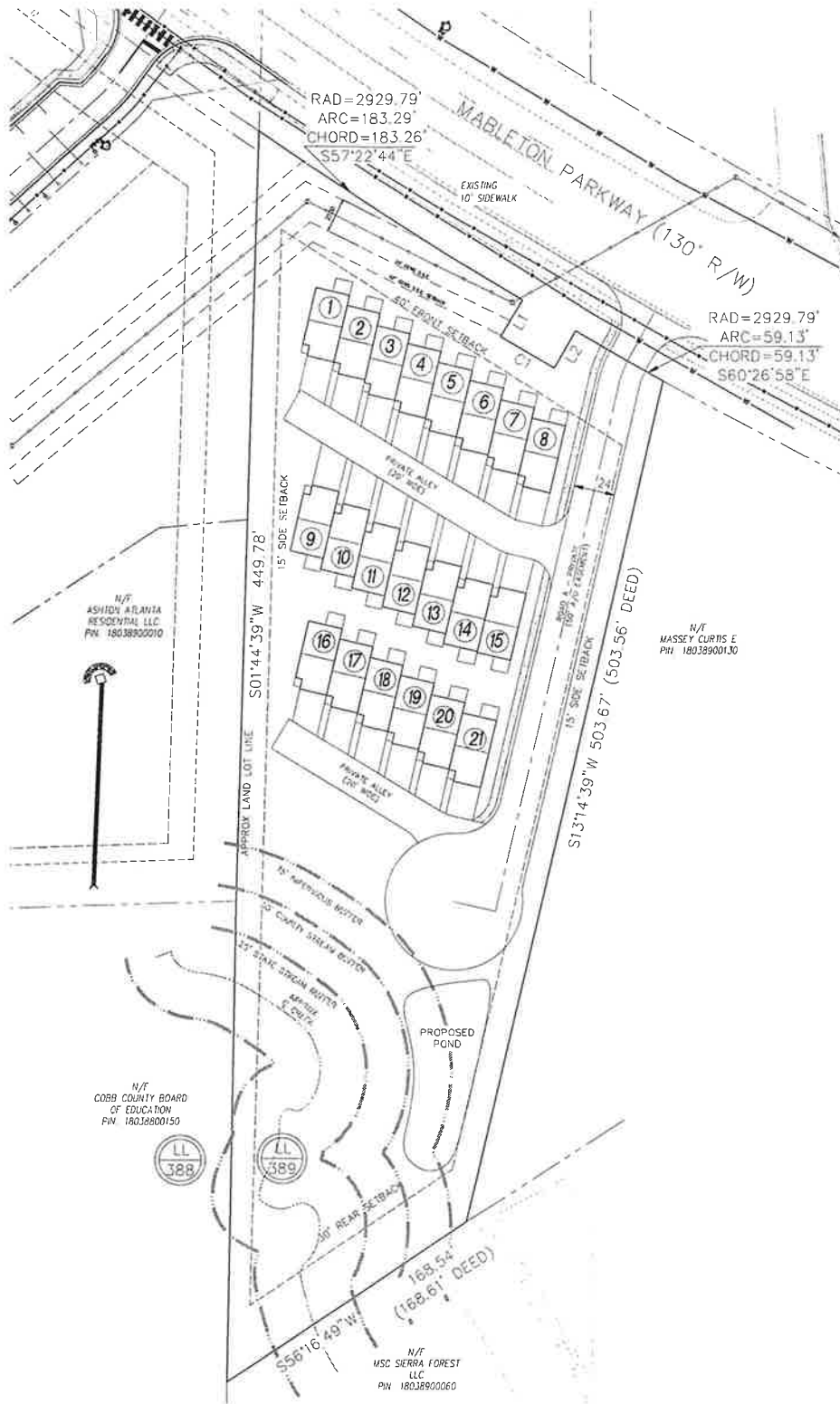


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary  
 City Boundary

**RECEIVED**  
**MAR 02 2023**  
**COBB COUNTY ZONING**



LINE CHART				
LINE	LENGTH	BEARING		
L1	15.00	S33°48'22\"		
L2	25.00	S20°06'22\"		
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	18.10	2254.78'	18.10'	S45°15'47\"

**GEORGIA811**  
 Utilities Protection Center, Inc.

Know what's below.  
 Call before you dig.

\*\*\*CAUTION\*\*\*  
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OF THE LOCATION, DEPTH, OR SIZE OF THE UTILITIES SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND SIZE OF THE UTILITIES SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION.

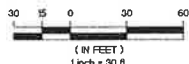
DEVELOPMENT SUMMARY	
EXISTING ZONING	R-20
PROPOSED ZONING	RM-2
LOT AREA	2.88 ACRES
NUMBER OF UNITS	21 UNITS
PROPOSED DENSITY	8.0 UNITS/ACRE
MINIMUM LOT SIZE	N/A
MINIMUM HEATED AREA	7,800 SF
MINIMUM BUILDING HEIGHT	35 FEET
SETBACKS	
FRONT	40 FEET
SIDE	15 FEET
REAR	35 FEET

SEAL CERTIFICATION NUMBER 6018  
 EXPIRATION DATE: 6/14/2023



24 HOUR CONTACT:  
 FERNANDO CHAVARRIA - 770.560.0991

EXISTING INFORMATION BASED ON GIS AND SURVEY DATA. PLAN  
 MAY CHANGE UPON RECEIPT OF ADDITIONAL SURVEY DATA.





REVISIONS	OWNER/DEVELOPER	PROJECT NAME	ZONING LAND PLAN
	<b>FERNANDO CHAVARRIA</b>	<b>FST MABLETON</b> COBB COUNTY, GEORGIA	<b>Z100</b>
	0 MABLETON PARKWAY LL389 - DIST 18 - 2ND SECTION COBB COUNTY, GEORGIA PIN: 18038900140	4651 WOODSTOCK ROAD SUITE 200 BLDG 100 - ROSWELL, GA 30075 770.668.7591 / 1.866.319.0672	

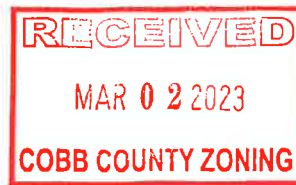
# Z-12 Aerial Map



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0 100 200  
Feet

 Zoning Boundary  
 City Boundary



Application No. 2-12

## 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):** 1400sf+
- b) **Proposed building architecture:** Traditional design, incorporating 4 sided architecture and mixed materials
- 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).

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