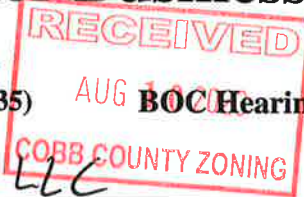


Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



OB-39

BOC Hearing Date Requested: 9-19-23

~~8-15-23~~

Applicant: 7 Oaks Stables LLC (applicant's name printed) Phone #: 404 788 9730

Address: 300 Cooper Lake Rd Mableton E-Mail: robert@7oaksstables.com

Robert Swarthout (representative's name, printed) Address: 5100 Civitanis Rd Mableton

Phone #: 404 788 9730 E-Mail: robert@7oaksstables.com

Signed, sealed and delivered in presence of:

Notary Public



My commission expires: 02-16-2027

Titleholder(s): 7 Oaks Stables LLC (property owner's name printed) Phone #: 404 788 9730

Address: 300 Cooper Lake Rd Mableton E-Mail: robert@7oaksstables.com

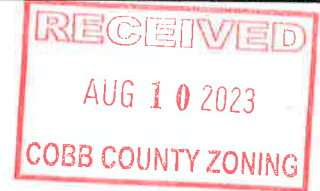
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public



My commission expires: 02-16-2027



Commission District: 4 Zoning Case: Z-79 2022

Size of property in acres: 14.02 Original Date of Hearing: 12-20-2022

Location: 300 Cooper Lake Rd Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 320 District(s): 17

State specifically the need or reason(s) for Other Business: The addition of a 3200 sqft hay/equipment barn. Barns that are green siding with a white roof. Stipulation admendment.

(List or attach additional information if needed)

OB-39 Proposed 2/1



SWARTHOUT RESIDENCE

SITE PLAN

300 / 320 COOPER LAKE ROAD
MABLETON, GA

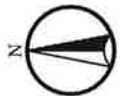
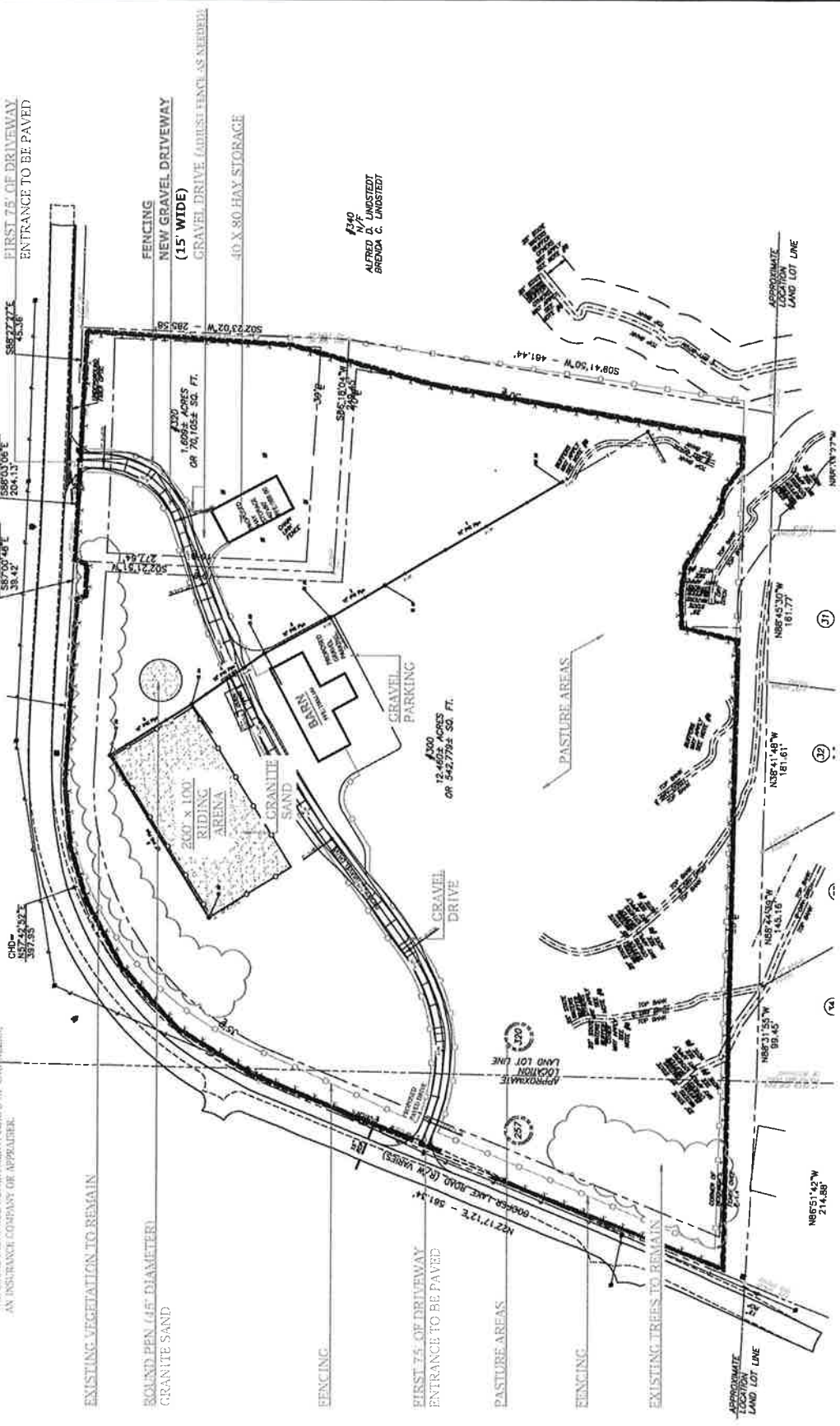
Drawn by: Georgia Landscapes, Inc.
(Survey by: Backing Surveying, Inc.)
Revised: February 14, 2023
Revised: August 7, 2023
Scale: 1" = 40'



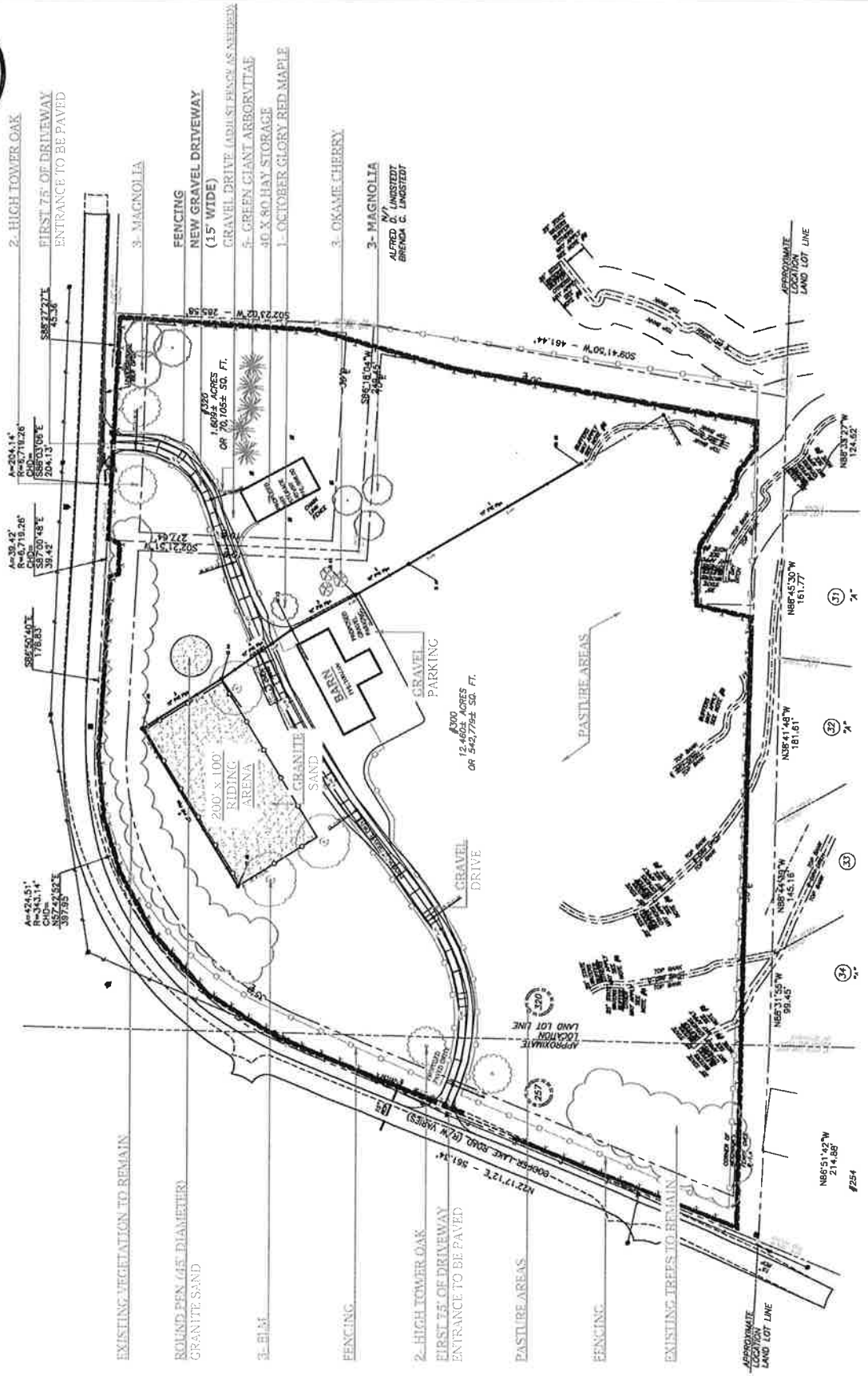
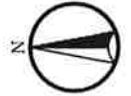
RECEIVED
AUG 10 2023
COBB COUNTY ZONING

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
CURRENT ZONING R-15 PER COBB COUNTY, GEORGIA
MINIMUM LOT AREA: 15,000 SQ. FT.
MINIMUM FLOOR AREA: 1,150 SQ. FT.
MINIMUM LOT WIDTH AT FRONT SETBACK: 75 FEET
MINIMUM FRONT YARD SETBACK: 55 FEET
MINIMUM REAR YARD SETBACK: 10 FEET
MINIMUM SIDE YARD SETBACK: 20 FEET
MAXIMUM COVER: 30 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE VERIFIED BY COBB COUNTY BEFORE CONSTRUCTION

FLUVID NOTE:
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS SHOWN ON THE NATIONAL OFFICIAL FLOOD HAZARD MAPS, COMPILED AND DATED OCTOBER 3, 2015 (1503002R J) COBB COUNTY, GEORGIA.
THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, DEPT. OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.



SWARTHOUT RESIDENCE



2- HIGH TOWER OAK

FIRST 75' OF DRIVEWAY
ENTRANCE TO BE PAVED

3- MAGNOLIA

FENCING
NEW GRAVEL DRIVEWAY
(15' WIDE)

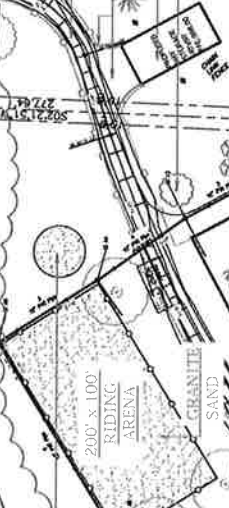
GRAVEL DRIVE (ADJ. ST. BACK AS NEEDED)
5- GREEN GIANT ARBORVITAE
40' X 80' HAY STORAGE
1- OCTOBER GLORY RED MAPLE

3- OKAME CHERRY

3- MAGNOLIA
ALFRED D. LAMSTEDT
BRENDA C. LAMSTEDT

1.60± ACRES
OR 70,105± SQ. FT.

13.4± ACRES
OR 542,776± SQ. FT.



EXISTING VEGETATION TO REMAIN

ROUND PEN (45' DIAMETER)
GRANITE SAND

FENCING

2- HIGH TOWER OAK
FIRST 75' OF DRIVEWAY
ENTRANCE TO BE PAVED

PASTURE AREAS

FENCING

EXISTING TREES TO REMAIN

APPROXIMATE
LAND LOT LINE

N86°51'42" W
214.68'
#254

N63°31'55" W
99.45'
#257

N86°41'48" W
161.61'
#258

N86°45'30" W
161.77'
#259

N86°45'30" W
161.77'
#260

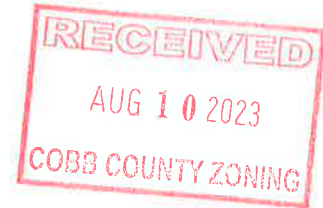
N86°45'30" W
161.77'
#261

N86°45'30" W
161.77'
#262

N86°45'30" W
161.77'
#263

N86°45'30" W
161.77'
#264

N86°45'30" W
161.77'
#265



CONSENT AGENDA (CONT.)

~~Z-74 BUILDING NEW PATHWAYS, LLC (Building New Pathways, LLC, owner) requesting rezoning from O&I to CRC for office and retail in land lot 804 of the 17th district. Property is located on the northwest side of North Park Place, on the north side of Windy Hill Road (1977 North Park Place). *(Previously continued by Staff from the November 1, 2022, Planning Commission (PC) hearing until the December 6, 2022, PC hearing).*~~

To approve Z-74 to the CRC zoning district, subject to:

1. District Commissioner to approve the final Site Plan
2. Variance as stated in the Zoning comments
3. Adherence to landscape enhancement strip regulations
4. Fire Department comments and recommendations
5. Water and Sewer Division comments and recommendations
6. Stormwater Management Division comments and recommendations
7. Department of Transportation comments and recommendations

Z-79 7 OAKS STABLES, LLC (7 Oaks Stables, LLC, owner) requesting rezoning from R-15 with stipulations to R-15 with stipulations for amending previous zoning conditions to allow an equestrian facility in land lots 257 and 320 of the 17th district. Property is located on the southeast side of Cooper Lake Road, west of Civitania Road (300 and 320 Cooper Lake Road).

To approve Z-79 to the R-15 zoning district, subject to:

1. District Commissioner to approve the final Site Plan
2. District Commissioner to approve riding stable elevations
3. County Arborist to approve landscape buffer plan
4. Letter of agreeable conditions from Robert Swarthout dated December 13, 2022 (attached and made a part of these minutes)
5. All horses shall be maintained at least 10 feet from all property lines
6. Variances as stated in the Zoning comments
7. Fire Department comments and recommendations
8. Water and Sewer Division comments and recommendations
9. Stormwater Management Division comments and recommendations
10. Department of Transportation comments and recommendations, *with the exception* that the curb, gutter, and sidewalks along Cooper Lake Road frontage as well as the fee in lieu of sidewalks, both shall be waived for this Applicant and for this use *only*

CONSENT AGENDA (CONT.)

Z-79 7 OAKS STABLES, LLC (CONT.)



11. Additional buildings for equipment storage and for hay storage will be of the same materials and architecture as the barn; any other buildings greater than 750 square feet shall require approval by the Board of Commissioners (BOC) through an Other Business item
12. Elevations for the barn as provided by Mr. Swarthout, with the color being brown or gray, and the roof of a similar color and non-reflective coating
13. Maximum of 12 stalls in the barn
14. Maximum of four events annually; events defined as attendance of more than 25 people
15. Landscape Review Committee for the Cooper Lake Road frontage to include fencing and shrubbery intended to adequately safeguard horses while providing an attractive viewshed from the road; the committee would be composed of the Applicant, the Mableton Improvement Coalition, and the Cobb County Community Development Department
16. Pavement for the first 60 feet of each driveway; gravel is acceptable past that point
17. Lighting designed so as not to impact neighbors with appropriate shielding to ensure light does not escape property
18. Use is specific for this applicant and use *only*; any change in either requires a new zoning application

~~Z-82 ALICIA SCOTT (Dorothy Igbonagwam and Veronica E. Ani, owners) requesting rezoning from NS to NRC for a daycare in land lot 630 of the 19th district. Property is located on the south side of Milford Church Road, and on the north side of Old Milford Church Road (910 Milford Church Road).~~

~~To approve Z-82 to the NRC zoning district, subject to:~~

- ~~1. Site Plan received by the Zoning Division on October 25, 2022 (attached and made a part of these minutes), with the District Commissioner approving the final plan~~
- ~~2. Any change to the drop off/pick up plan will require a traffic circulation and cueing plan to be approved by Cobb Department of Transportation (DOT)~~
- ~~3. Fire Department comments and recommendations~~
- ~~4. Stormwater Management Division comments and recommendations~~
- ~~5. Water and Sewer Division comments and recommendations~~
- ~~6. Department of Transportation comments and recommendations~~
- ~~7. Site Plan Review Arborist comments and recommendations~~

December 13, 2022

Mr. John Pederson
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Rd
Marietta, GA 30064

RE: Application for Rezoning - Application No. Z-79 (2022)

Applicant: 7 Oaks Stables LLC
Property Owner: 7 Oaks Stables LLC
Property: 14.07 acres, more or less, located on the southerly and easterly sides of Cooper Lake Road; west of Civitania Road (300 and 320 Cooper Lake Road); Land Lots 257 and 320, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

I, Robert Swarthout, represent 7 Oaks Stables LLC, the Applicant (hereinafter "Applicant"), the Property Owner (hereinafter "Owner" or "Property Owner", in the above-referenced Application for Rezoning with regards to a total tract of 14.07 acres more or less, located on the southerly and easterly sides of Cooper Lake Road; west of Civitania Road (300 and 320 Cooper Lake Road); Land Lots 257 and 320, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly known as 300 and 320 Cooper Lake Road (hereinafter referred to as the "Property" or the "Subject Property"). After meetings and conferences with Planning and Zoning Staff; as well as, other County Departmental Staff; reviewing the Departmental Comments and Staff Recommendations; reviewing the uses of surrounding properties, continuing discussions with area residents and homeowner representatives, and following the presentation to the hearing before the Cobb County Planning Commission, I am submitting this letter, on behalf of the Applicant, of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

- 1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.

Mr John Pederson
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 8
December 13, 2022

Petition No. Z-19
Meeting Date 12-20-2022
Continued

- 2) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-15 with stipulations to the proposed zoning category of R-15 with stipulations, with reference to the revised Rezoning Plat prepared for Applicant by Georgia Landscape, dated and last revised October 4, 2022, and with this revised stipulation letter. A reduced copy of the revised Rezoning Plat is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- 3) The Subject Property consists of 14.07 acres, more or less, and will be developed into an equestrian facility for 12 horses.
- 4) Applicant agrees to comply with all Cobb County Zoning Division variances applicable to the Subject Property.
- 5) Applicant agrees to comply with all Cobb County Fire Management requirements applicable to the Subject Property.
- 6) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- 7) Applicant agrees to comply with all Cobb County Water and Sewer requirements applicable to the Subject Property.
- 8) Applicant agrees to comply with the following Cobb County DOT requirements applicable to the Subject Property.
 - a) Replacing the two existing residential driveways at 320 Cooper Lake Road with one entrance-only driveway. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
 - b) Existing driveway on Cooper Lake Road, between Wana Circle and Demetra Drive serve as a one-way, exit-only access for site traffic. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
 - c) Applicant verify that minimum intersection sight distance is available for the Cooper Lake Road exit-only access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'.
 - d) Any gate and all parts of be set back a minimum of 75' from the right-of-way and meet Cobb County Development Standards.

Mr John Pederson
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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December 13, 2022

Petition No. 2-79
Meeting Date 12-20-2022
Continued

- 9) Applicant agrees to comply with the following requests from the Mableton Improvement Coalition to the Subject Property.
- a) Additional buildings for equipment storage and for hay storage will be of the same materials and architecture as the barn. Any other buildings greater than 750 sq ft require approval by the BOC through an Other Business item.
 - b) Elevations for the barn as provided by Mr. Swarhout, with the color being brown or gray, and the roof of a similar color and non-reflective coating.
 - c) Maximum of 12 stalls in the barn.
 - d) Maximum of 4 events annually, events defined as attendance of more than 25 people.
 - e) Landscape Review Committee for the Cooper Lake Road frontage to include fencing and shrubbery intended to adequately safeguard horses while providing an attractive viewshed from the road. The Committee would be composed of the applicant, the Mableton Improvement Coalition, and the Cobb County Community Development Department.
 - f) Pavement for the first 60 feet of each driveway; gravel is acceptable past that point.
 - g) Lighting designed so as not to impact neighbors with appropriate shielding to ensure light does not escape property.
 - h) Use is specific for this applicant and use only. Any change in either requires a new zoning application.
- 10) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review Process and incorporated into the overall landscape plan for the proposed facility.

Mr John Pederson
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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Petition No. Z-79
Meeting Date 12-20-2022
Continued

I believe the requested zoning, together with the Rezoning Plat and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed facility. The proposed equestrian facility shall be an enhancement to the Subject Property and the community as a whole while preserving greenspace in Cobb County. Thank you for your consideration in this request.

Very truly yours,



Robert Swarthout

CC:

Cobb County Board of Commissioners:
Lisa Cupid, Chairwoman
Keli Gambrell
Jerica Richardson
JoAnn Birrell
Monique Sheffield
(With Copies of Attachments)

Michael Hughes, Member
Cobb County Planning Commission
(With Copies of Attachments)

LeDarius Scott
Planner II
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

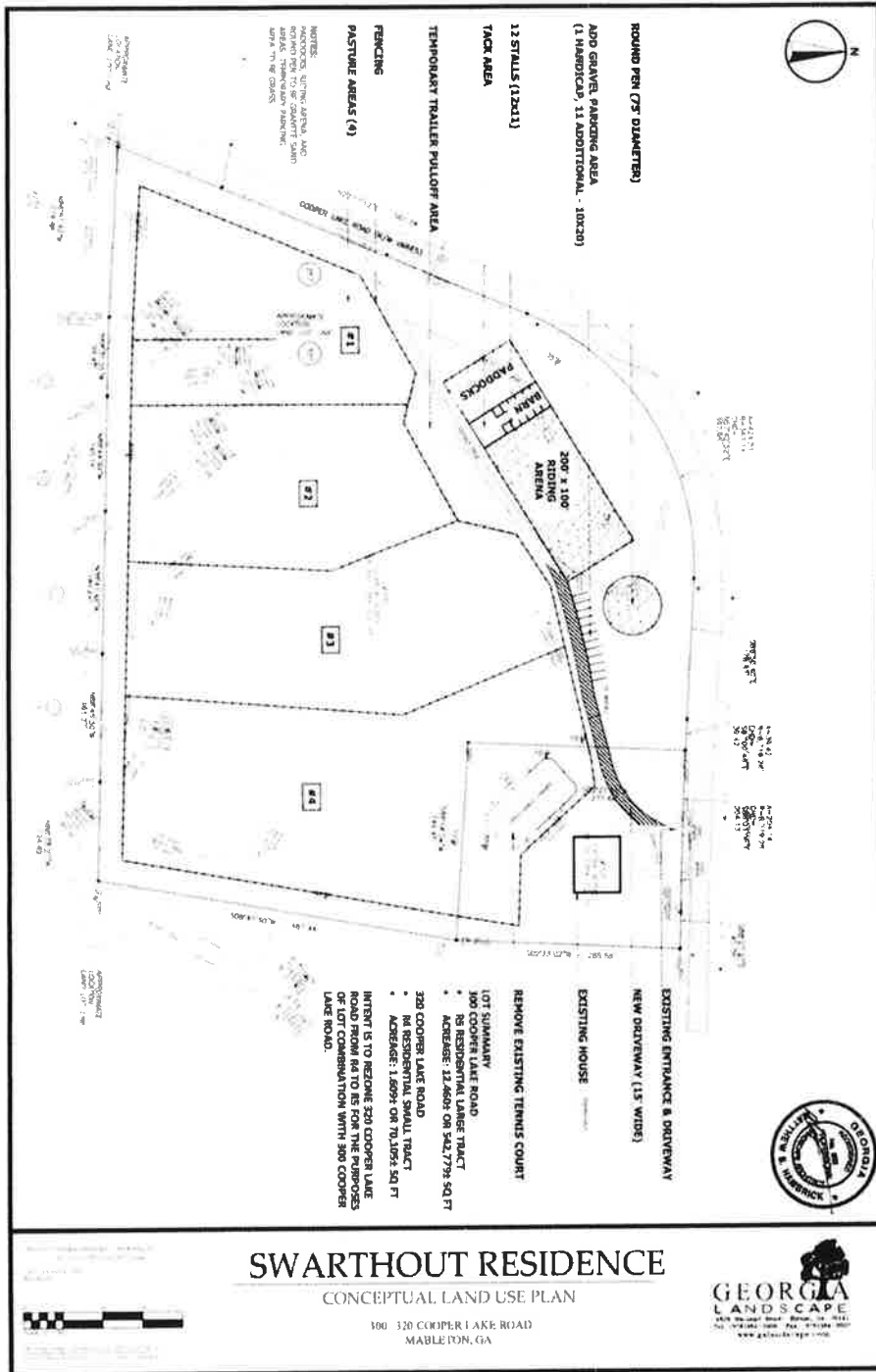
Robin Meyer
Sonya Wheatley
Mableton Improvement Coalition
(With Copies of Attachments)

7 Oaks Stables, LLC
(With Copies of Attachments)

Mr John Pederson
 Zoning Division Manager
 Zoning Division
 Cobb County Community Development Agency
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 Continued

Exhibit A



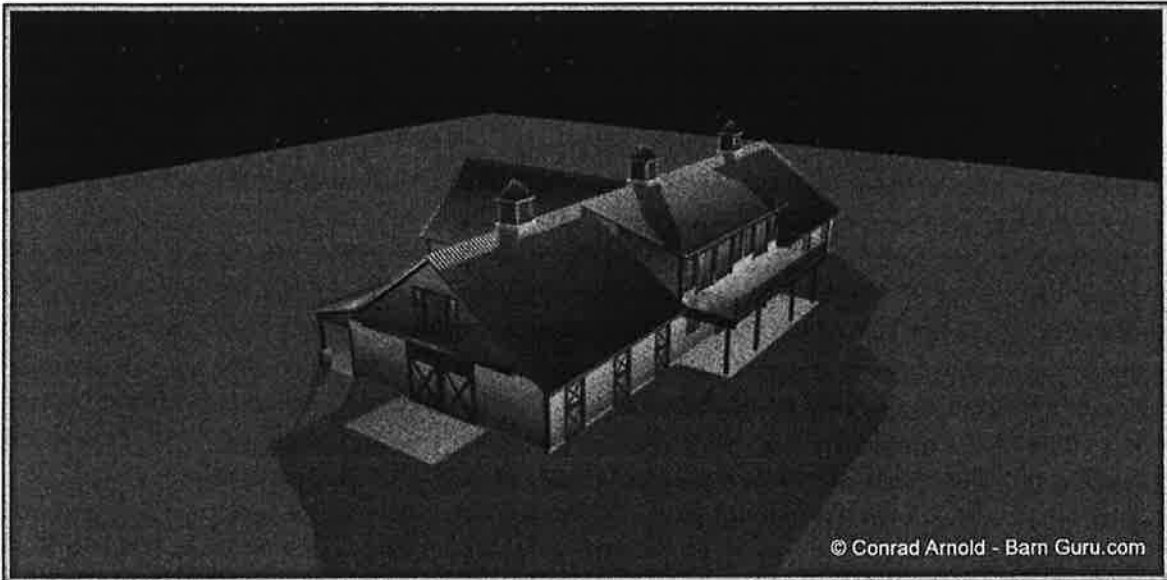
Mr John Pederson
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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Petition No. Z-79
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Continued



Mr John Pederson
Zoning Division Manager
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Meeting Date 12-20-2022
Continued



Mr John Pederson
Zoning Division Manager
Zoning Division
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Petition No. Z-79
Meeting Date 12-20-2022
Continued

