



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-9-2024

### **SITE BACKGROUND**

Applicant	Thomas Orok
Phone	678-618-0517
Email	tommyorok@yahoo.com
Representative Contact	Parks F. Huff
Phone	770-422-7016
Email	phuff@samslarkinhuff.com
Titleholder	Florence Odang Okonta
Property Location	Located on the north side of Veterans Memorial Highway and on the west side of Burrus Road
Address	1558 Veterans Memorial Highway
Access to Property	Burrus Road

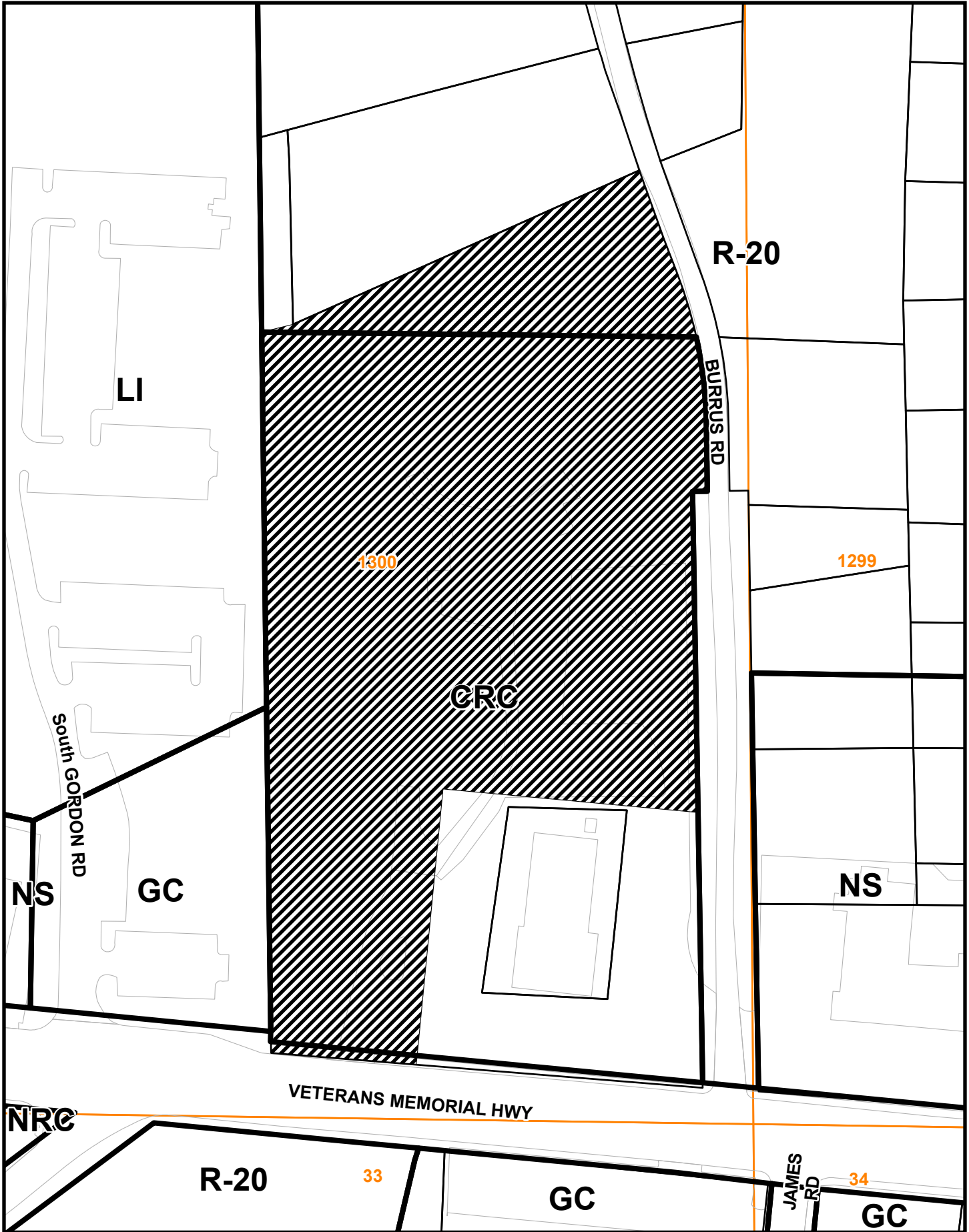
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	CRC, R-20
Current Use of Property	Commercial
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use	NAC
Site Acreage	5.15
District	19
Land Lot	1300
Parcel #	19130000030
Taxes Paid	Yes

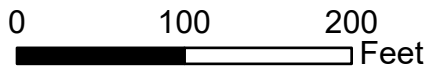
### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)

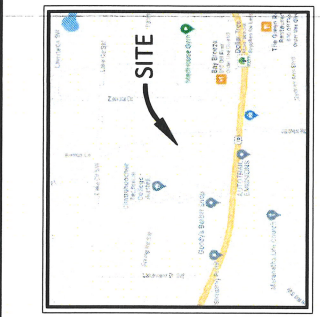
# Z-9 2024 Map



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



- Zoning Boundary
- City Boundary



VICINITY MAP



NOTE:  
ALL DRIVES & AREAS NOT DESIGNATED WITH A LOT NUMBER ARE TO BE CONSIDERED MAINTAINED BY THE HOME OWNERS ASSOCIATION.

NOTE:  
- NUMBER & LOCATION OF UNITS MAY VARY DURING DESIGN PHASE BASED ON FIELD SURVEYED CONDITIONS.

**SITE DATA**

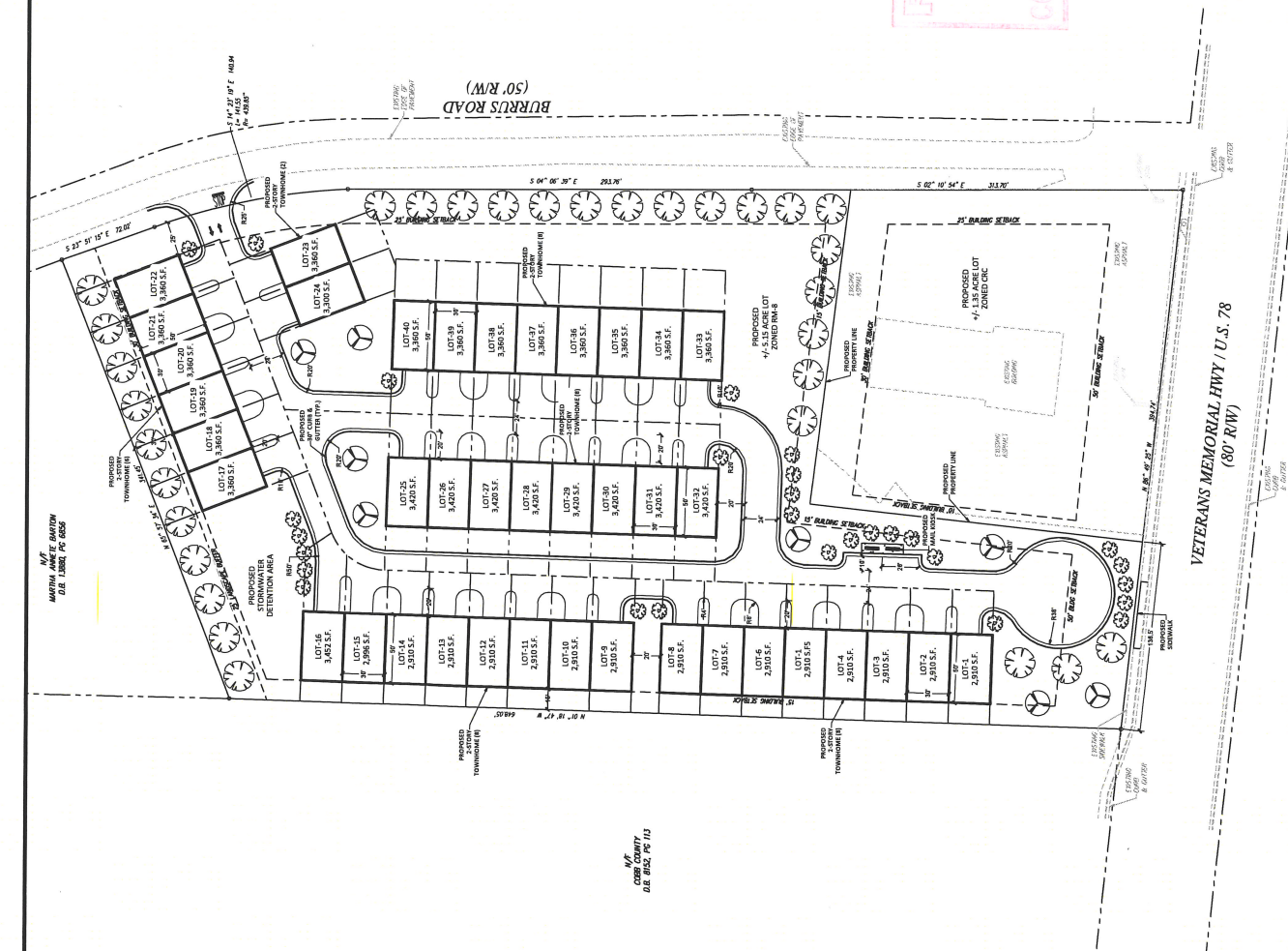
- TOTAL SITE AREA = 6.5 ACRES
- PROJECT AREA = 5.15 ACRES
- OUTPARCEL AREA = 1.35 ACRES, TO REMAIN CRC
- PARCEL #: 19130000030
- LAND LOT 1300, 19TH DISTRICT, 2ND SECTION
- CURRENT ZONING: CRC
- PROPOSED ZONING: RM-8
- PROPOSED USE: TOWNHOMES (40)
- DENSITY ALLOWED = 8 UNITS / ACRE
- PROPOSED DENSITY = 40 UNITS / 5.15 AC. = 7.76 UNITS / ACRE
- MIN LOT SIZE: 80,000 SQ FT
- MIN FRONTAGE & LOT WIDTH = 75 FT
- FRONT SETBACK = 40 OR 50 FT
- MAJOR SIDE SETBACK = 25 FT
- SIDE SETBACK = 15 FT
- REAR SETBACK = 30 FT
- MAX BUILDING HEIGHT = 35 FT
- PROPERTY INFORMATION TAKEN FROM COBB COUNTY GIS & PLAT BY THE RUSSELLE COMPANY, DATED 4/22/05
- THE PROPERTY IS NOT LOCATED WITHIN THE 100 YR FLOOD ZONE PER FIRM 13067C0203H, DATED: 3/4/2013
- THERE ARE NO STATE WATERS ONSITE
- THERE ARE NO STREAMS ONSITE
- THERE ARE NO CEMETERIES ONSITE
- THERE ARE NO WETLANDS ONSITE
- WATER PROVIDED BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY

**IMPERVIOUS AREA CALCULATION:**  
MAXIMUM IMPERVIOUS AREA = 45%

PROPOSED IMPERVIOUS AREA = 2.77  
2.56 ACRES / 5.15 ACRES X 100 = 49.7%

\*VARIANCE REQUESTED FOR AN INCREASE TO THE MAXIMUM IMPERVIOUS AREA FROM 45% TO 50%\*

RECEIVED  
JAN 0 4 2024  
COBB COUNTY ZONING

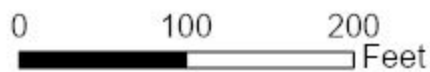


SCALE: 1" = 40'  
0 40 80 120 FEET

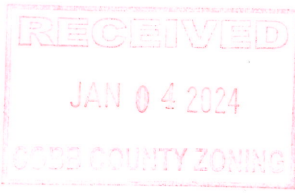
# Z-9 2024 Aerial Map



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 Zoning Boundary  
 City Boundary



Application No. Z- 9

PC Hearing: 03-05-2024  
BOC Hearing: 03-19-2024

# 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): 2,910 square feet - 3,452 square feet
- b) Proposed building architecture: To be submitted under separate cover.
- c) List all requested variances: Increase the maximum impervious coverage from 45% to 50%.

.....  
**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: \_\_\_\_\_

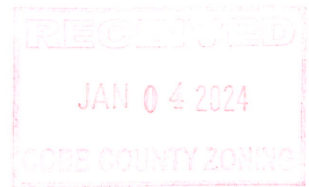
.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

The proposed for-sale townhouse development will act as a transition from from detached single-family residential to commercial at this portion of Burrus Road approaching its intersection with Veterans Memorial Highway.

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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). No.

**ZONING IMPACT/STATEMENT OF INTENT**  
**REGARDING THOMAS OROK'S**  
**APPLICATION FOR REZONING**



The property at issue (“Subject Property”) is part of a property that was originally part of an estate. The property that is the subject of this Application is 5.15 acres of an overall 6.5 acre-tract. The 1.35 acres at the immediate northwest corner of Burrus Road and Veterans Memorial Highway is not part of this Application. The CRC designation was part of Z-155 of 2006.

The property was previously zoned Future Commercial (“CF”) and could not be redeveloped. The Applicant at the time of Z-155 of 2006 requested General Commercial (“GC”), but the request was deleted to Community Retail Commercial (“CRC”) with stipulations by the Board of Commissioners.

The current proposal by the Applicant is to rezone the majority of the property (5.15 acres) to RM-8 for the development of a single-family, for-sale, townhome community as indicated on the site plan submitted with the Application.

With respect to the foregoing, the Applicant is proposing 40 townhome units at a density of 7.76 units per acre. The townhomes will range in size from 2,910 square feet to 3,452 square feet. The proposed development will provide a transition between single-family and commercially zoned properties along Burrus Road, north of its intersection with Veterans Memorial Highway. The site plan also indicates an increase in the maximum impervious coverage from 45% to 50%.

In that regard, the Applicant is requesting a rezoning of the Subject Property (5.15 acres) from CRC and R-20 (Conditional) to RM-8 (Conditional) in a NAC for the development of a residential community on property which has not been redeveloped since its rezoning in 2006.

Respectfully submitted, this the 4<sup>th</sup> day of January, 2024.

SAMS, LARKIN & HUFF, LLP

By: 

\_\_\_\_\_  
PARKS F. HUFF

Attorney for Applicant

Ga. Bar No. 375010