



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-70-2024

SITE BACKGROUND

Applicant	ResiBuilt
Phone	404-831-2804
Email	bwoods@resibuilt.com
Representative Contact	Parks F. Huff
Phone	770-422-7016
Email	phuff@samslarkinbuff.com
Titleholder	Techsoft Consulting, LLC
Property Location	Located at the southeast intersection of Hicks Road and East-West Connector and on the west side of Barnes Meadow Road
Address	4061 and 4085 Hicks Road
Access to Property	Hicks Road, East-West Connector, Barnes Meadow Road

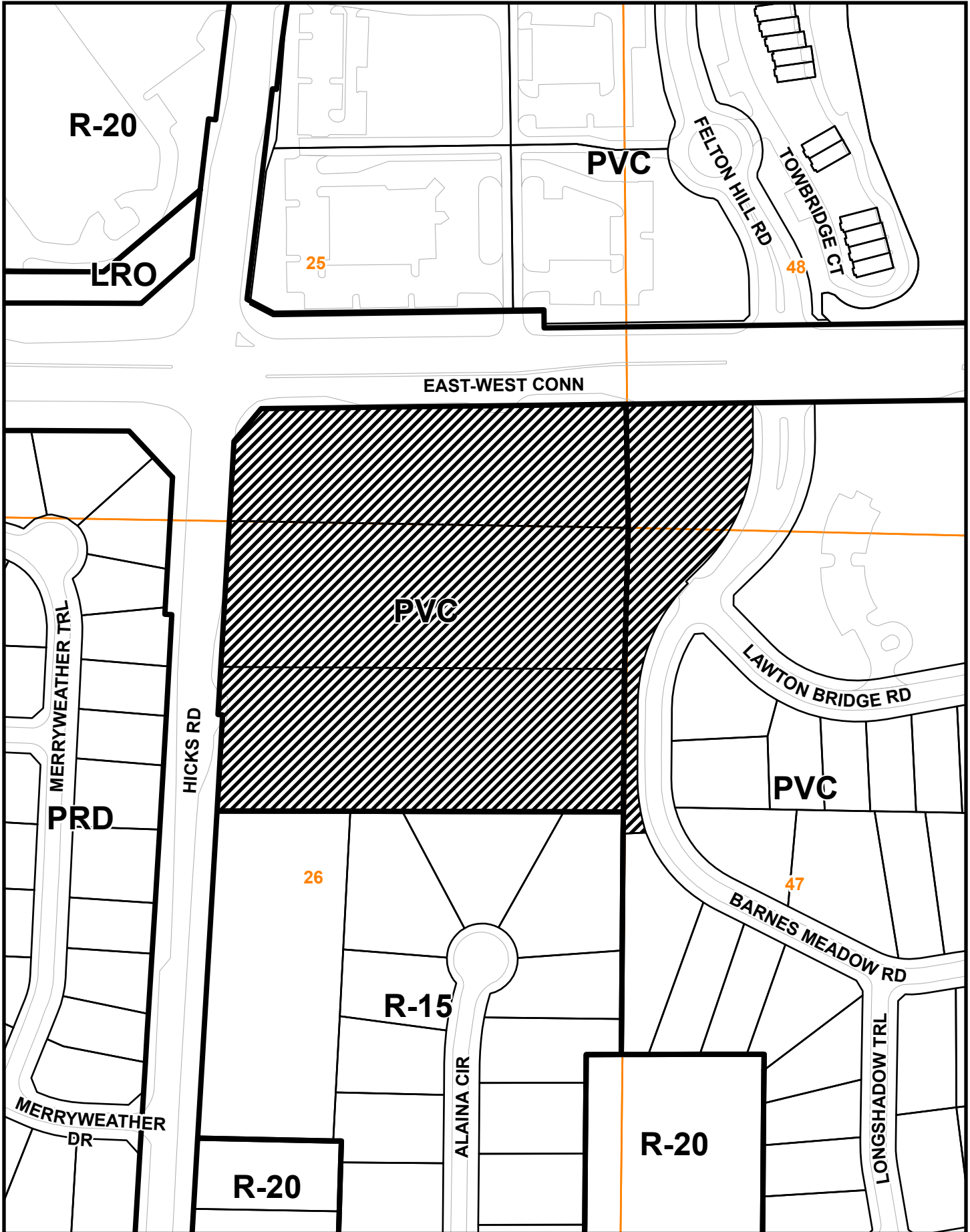
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	PVC
Current Use of Property	Wooded, undeveloped
Proposed Zoning	PVC
Proposed Use	Townhomes
Future Land Use	NAC
Site Acreage	8.25
District	17
Land Lot	25, 26, 47, 48
Parcel #	17002500010, 17002600030, 17002600050, 17004801350
Taxes Paid	Yes

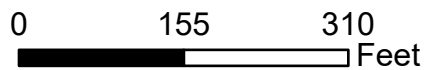
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-70 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

P: (770) 451-2241 F: (770) 451-3915
WWW.PEC.PLUS



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LAND SURVEY • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTURE • SURVEYING & CONSTRUCTION • WATER RESOURCES
300 RESEARCH COMET, SUITE 200
FLORENCE, COBB COUNTY, GA 30092

Hicks Road at East West Connector
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

BE CORNER OF EAST WEST CONNECTOR AND HICKS ROAD
COBB COUNTY JURISDICTION

RESUBMIT

MUNICIPALITY PROJECT #

NO.	DATE	DESCRIPTION
1	10/01/2024	PRELIMINARY
2	10/01/2024	REVISED
3	10/01/2024	REVISED
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE



CHECK LEVEL, LOCAL PROFESSIONAL CERTIFICATION & BOARD NUMBER EXP. 10/09/2024

MASTER REZONING PLAN
SCALE: 1" = 50'
DATE: 10/01/2024
PROJECT: 23333.00

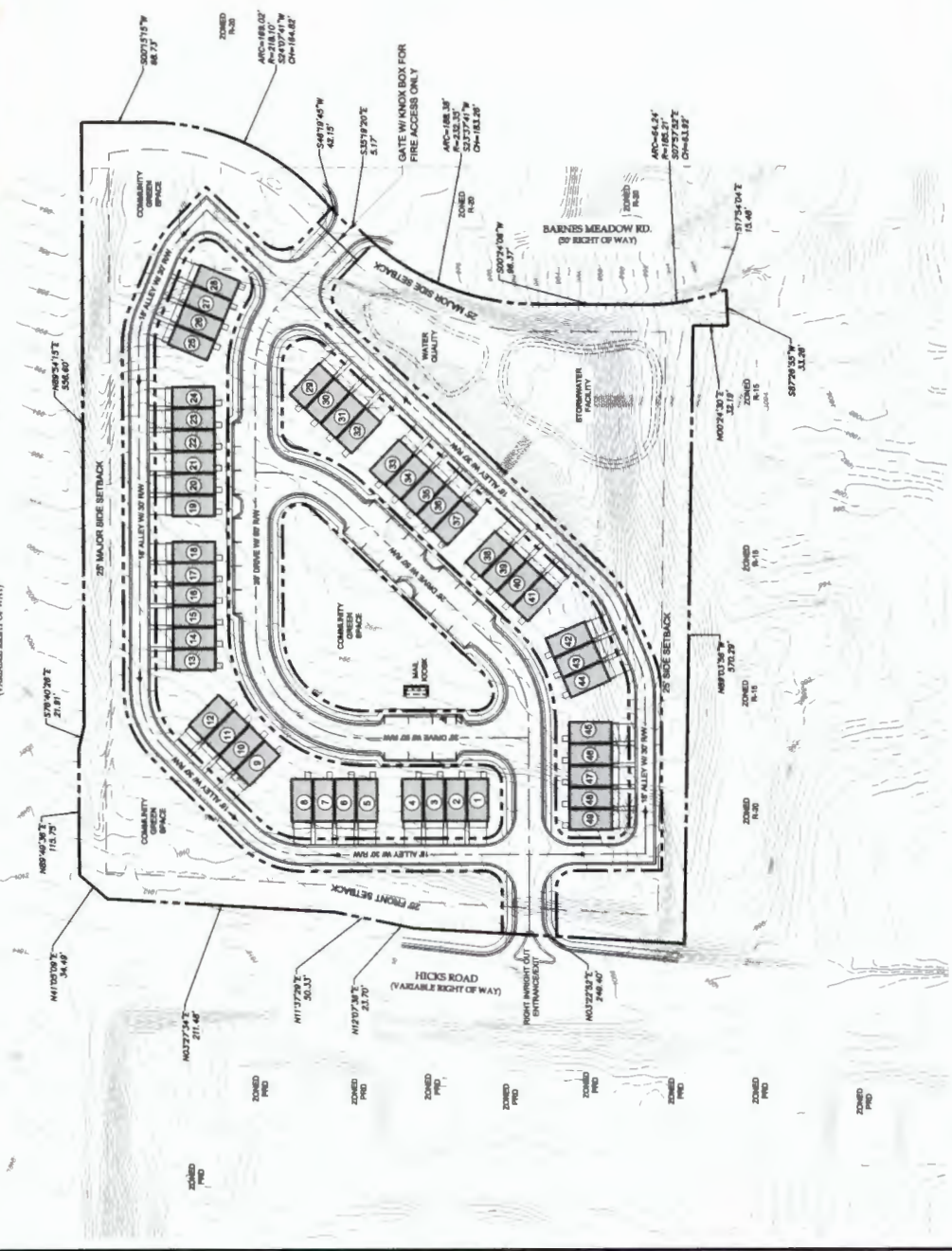
24 HOUR CONTACT: BRANDON WOODS

Z1
SHEET

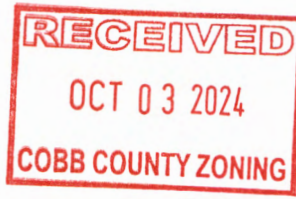
ITEM	DESCRIPTION	AMOUNT
1	TOTAL SITE AREA	8.88 ACRES
2	PERMITS	100,000.00
3	CONSTRUCTION	1,000,000.00
4	LANDSCAPE	500,000.00
5	UTILITIES	200,000.00
6	MARKETING	100,000.00
7	CONTINGENCY	100,000.00
8	TOTAL PROJECT COST	2,000,000.00
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OCT 03 2024
COBB COUNTY ZONING



24 HOUR CONTACT: BRANDON WOODS



Application No. Z-

PC Hearing: 12-03-2024
BOC Hearing: 12-17-2024

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Approximately 2,000 sq. ft.--4 Bedroom/3.5 Bath units.
- b) Proposed building architecture: See attached photos.
- c) List all requested variances: 1. Waive the required 40-foot landscape buffer abutting residentially-zoned property; 2. Waive the front setback from the required 40' to 25'; and, 3. Waive the rear setback from the required 30' to 25'.

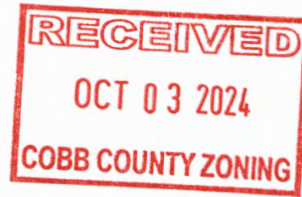
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- 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 Subject Property occupies one of two quadrants in an area on the east side of Hicks Road at its intersection with the East-West Connector which is developed as PVC. This proposal will be a transition from single family detached, to attached townhomes, to commercial on the east side of Hicks Road.

.....
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.



STATEMENT OF INTENT

OF

RESIBUILT

Rezoning Application

**for an 8.25-Acre Tract of Land located in
Land Lot 25, 26, 47 and 48, 17th District, 2nd Section,
Cobb County, Georgia**

Submitted for the Applicant by:

**Parks F. Huff
Sams, Larkin, & Huff, LLP
Suite 100
376 Powder Springs Street
Marietta, GA 30064
(770) 422-7016
phuff@samslarkinhuff.com**

This Application for Rezoning seeks specific entitlements in order to allow for the construction and development of a townhouse community. The Subject Property consists of an 8.25-acre tract which is zoned Conditional Planned Village Community ("PVC") and located at the southeast intersection of Hicks Road and the East-West Connector, and the west side of Barnes Meadow Road.

Cobb County's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of a Neighborhood Activity Center ("NAC") which is appropriate for the proposed development of a townhouse community as proposed and as shown on the site plan and other documentation being submitted herewith.

ResiBuilt's proposal is to develop Subject Property with 49 residential units consisting of attached townhomes.

The Subject Property is currently zoned PVC per the approval and conditions of No. Z-142 (2005), which resulted in the approval of all retail/commercial at this quadrant of Hicks Road and the East-West Connector. The Applicant's proposal is for the development of a townhome community.

The proposal will be a transition on the east side of Hicks Road from single-family residential to the current proposal of attached townhomes on the Subject Property, to the retail and commercial developments on the north side of the East West Connector. As the Subject Property has remained undeveloped since its Rezoning and Entitlements, the Applicant's

proposal will continue the development of PVC in this area that includes, single-family, townhome and duplex residential uses.

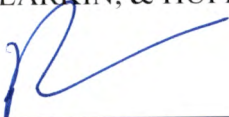
The continuing development of a PVC property will continue the intent of the overall area of by providing residential uses whose residents will benefit from the area's commercial and institutional developments.

ResiBuilt's proposal for Rezoning to Conditional PVC will provide a very livable community and will meet the needs and expectations of the individuals who will live there and will constitute a significant enhancement within this sub-area of Cobb County. Therefore, based upon the foregoing, ResiBuilt respectfully requests that its Application for Rezoning be approved while remaining solicitous of any comments from the County's Professional Staff and/or other appointed and elected officials of Cobb County so that such recommendations or input may be incorporated as conditions of the approval of this Rezoning Application.

The Applicant and its representatives welcome the opportunity to meet with Staff of the Cobb County Community Development Agency to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted, this the 2 day of Oct, 2024.

SAMS, LARKIN, & HUFF, LLP

By: 
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016



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