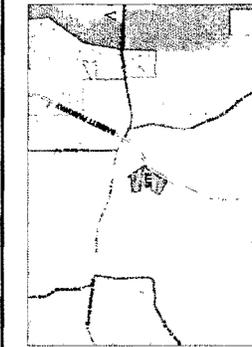


Z-34
(2015)

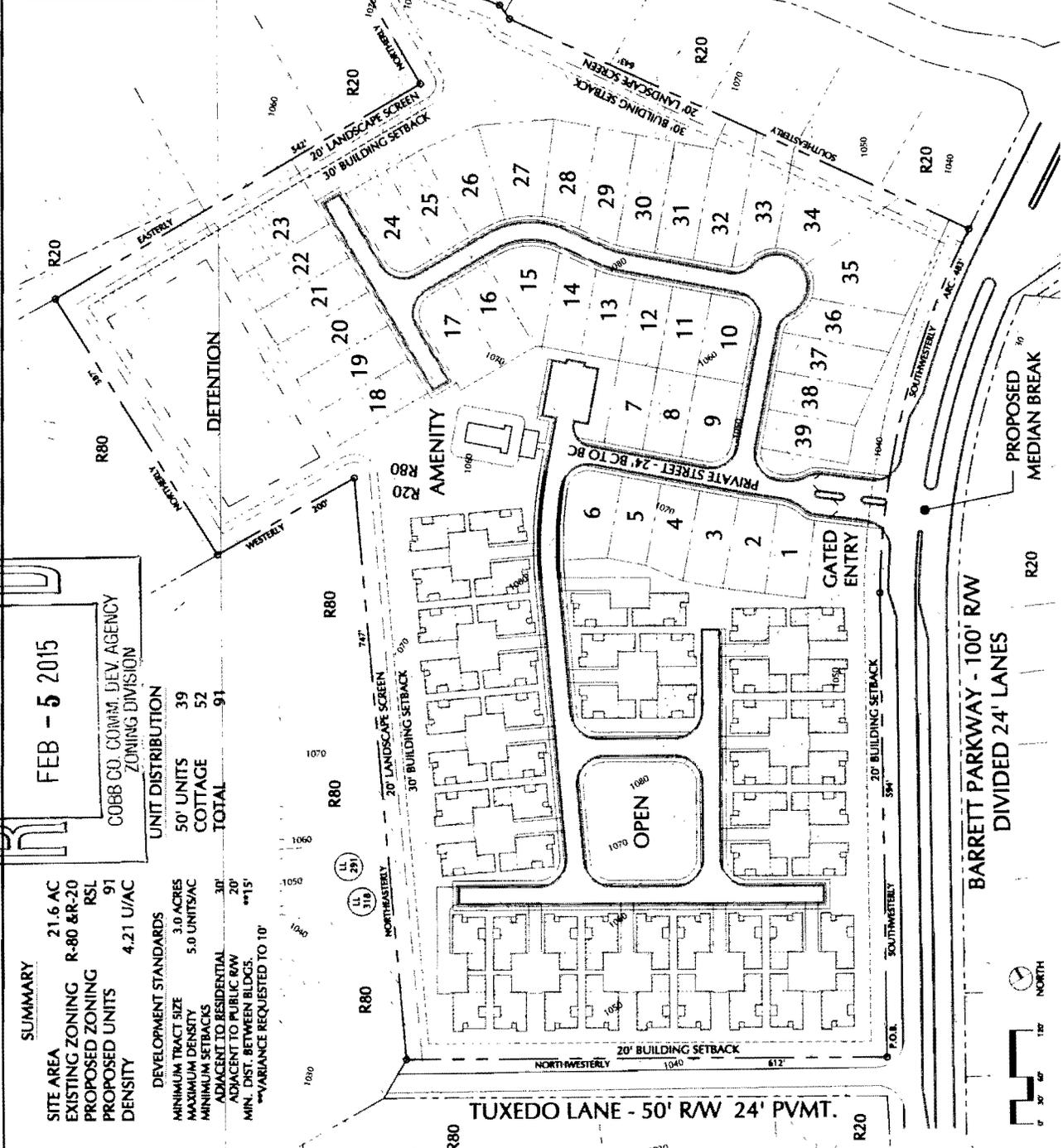
CONTINUED BY
STAFF

BARRETT
THOMAS H
COBB COUNTY, GEOR
MARIETTA, GEORGIA
ZONING
PLAN

DATE	2/4/15
JOB NO.	15003
DRAWN BY	TS
CHECKED BY	TS
SCALE	1"=40'
SHEET	Z-1
	1 of 1



- NOTES:
- 1) All internal streets are to be private.
 - 2) A mandatory owners association will be formed and incorporated.
 - 3) According to FIRB Panel #13067C0103H, dated 3-4-13, no portion of this property is within the 100 year flood zone.
 - 4) No archeological or architectural landmarks are known to exist on this site.
 - 5) No cemetery is known to exist on this site.
 - 6) No stream is known to exist on this site.
 - 7) No wetlands are known to exist on this site.
 - 8) Boundary information source: Cobb County GIS mapping
 - 9) Topographic information source: Cobb County GIS mapping



RECEIVED
FEB - 5 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SUMMARY

SITE AREA	21.6 AC
EXISTING ZONING	R-80 & R-20
PROPOSED ZONING	RSL
PROPOSED UNITS	91
DENSITY	4.21 U/AC

UNIT DISTRIBUTION

50' UNITS	39
COTTAGE	52
TOTAL	91

DEVELOPMENT STANDARDS

MINIMUM TRACT SIZE	3.0 ACRES
MAXIMUM DENSITY	5.0 UNITS/AC
MINIMUM SETBACKS	30'
ADJACENT TO RESIDENTIAL	20'
ADJACENT TO PUBLIC ROW	**15'
MIN. DIST. BETWEEN BLDGS.	**15'

**VARIANCE REQUESTED TO 10'



APPLICANT: Thomas Homes & Communities, LLC

PHONE#: (678) 898-3000 **EMAIL:** tgcroger@bellsouth.net

REPRESENTATIVE: J. Kevin Moore

PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com

TITLEHOLDER: Sue B. McDonald, Barry G. Abernathy and

Deborah S. Abernathy

PROPERTY LOCATION: Northwest side of Ernest Barrett Parkway,

South of Burnt Hickory Road, and on the north side of Tuxedo Lane

(2952 Ernest Barrett Parkway).

ACCESS TO PROPERTY: Ernest Barrett Parkway

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

and undeveloped acreage

PETITION NO: Z-34

HEARING DATE (PC): 04-07-15

HEARING DATE (BOC): 04-21-15

PRESENT ZONING: R-80, R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

(Nonsupportive)

SIZE OF TRACT: 21.6 acres

DISTRICT: 20

LAND LOT(S): 291, 318

PARCEL(S): 29, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family houses and Garden Park
- SOUTH:** R-20/Single-family houses and Pebble Hill Estates
- EAST:** R-20/Pebble Hill Estates and R-20/OSC - Everleigh Estates
- WEST:** R-80/Single-family houses

**CONTINUED
BY STAFF**

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

