

REV.	DATE	REVISION

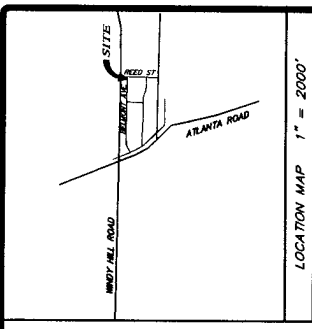
SHEET TITLE  
**ZONING PLAN**



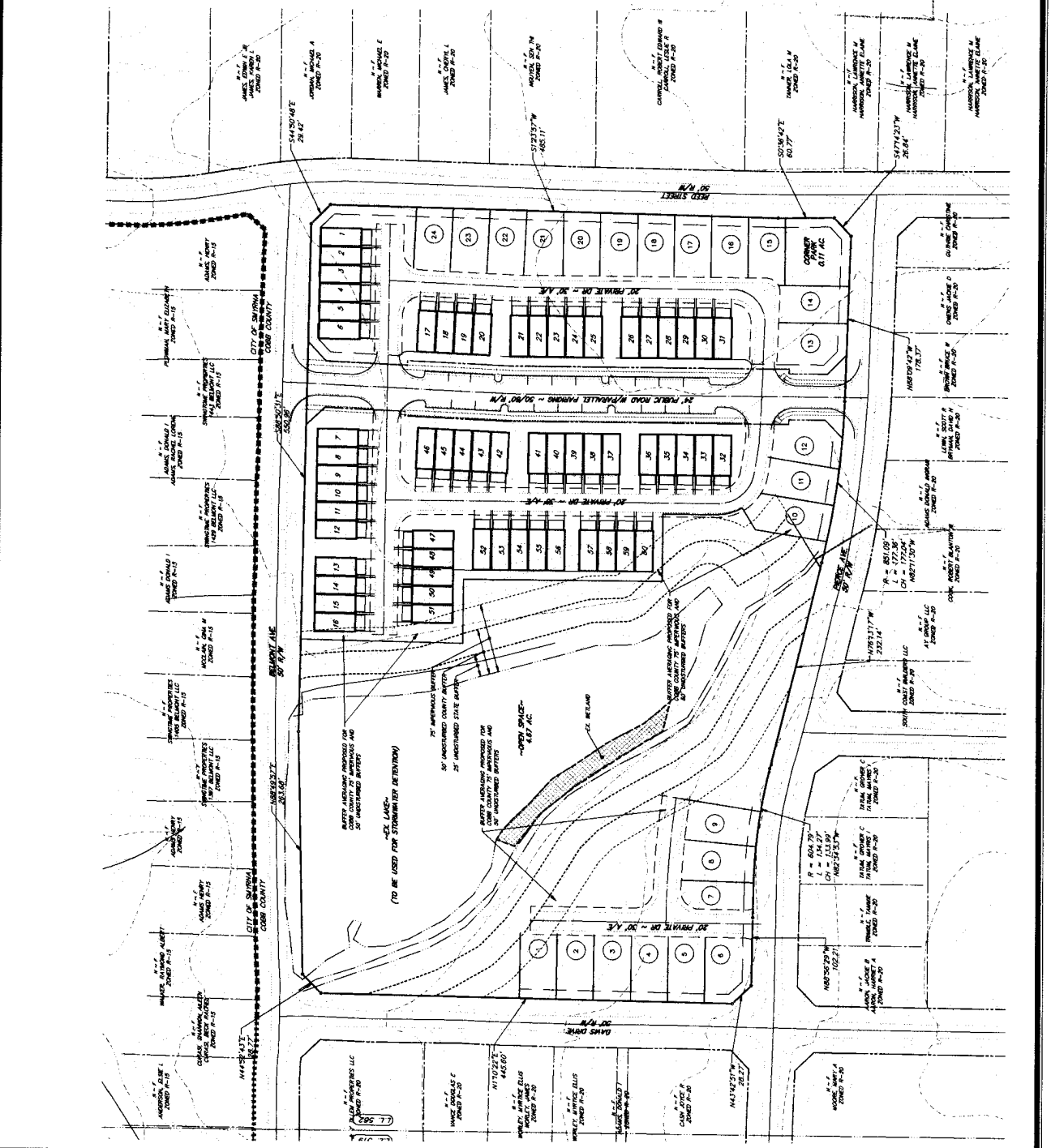
PROJECT ID:	FIELD BOOK
DRAWN BY:	CHECKED BY:
SCALE:	ISSUE DATE:
1" = 50'	7/30/16
SHEET NUMBER:	
<b>1 of 1</b>	

**WITHDRAWN  
W/O PREJUDICE**

NOT ISSUED FOR CONSTRUCTION



- SITE DATA**
1. TOTAL AREA - 10.52 ACRES
  2. EX. ZONING - P-20 (COBB COUNTY)
  3. PROPOSED ZONING - RM-9
  4. PROPOSED FRONT SETBACK - 10' (BELMONT AVENUE)  
10' (ATLANTA AVENUE)  
10' (WINDY HILL ROAD)
- SIZE OF TRACTS - 0' (INTERIOR)**
5. PROPOSED UNITS - 48
  6. DENSITY - 7.50 UNITS PER ACRE
  7. REQUIRED PARKING - 2 SPOTS/UNIT
  8. PROPOSED PARKING - 2 SPOTS/UNIT
  9. 2 SPACES PER UNIT PUBLIC ROAD
  10. OPEN SPACE PROVIDED - 4.78 AC (45% OF TOTAL AREA)
  11. THERE IS A STREAM AND LAKE ON THE PROPERTY.
  12. WETLANDS EXIST ON THE PROPERTY (BETWEEN STREAM & LAKE)



**APPLICANT:** Traton Homes, LLC

**PHONE#:** 770-427-9064 **EMAIL:** clif@tratonhomes.com

**REPRESENTATIVE:** J. Kevin Moore

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

**TITLEHOLDER:** Donald I. Adams

**PROPERTY LOCATION:** Located on the south side of Belmont Ave,  
on the north side of Pierce Ave, on the east side of Reed Street, and on  
the west side of Davis Drive

**ACCESS TO PROPERTY:** Belmont Ave, Pierce Ave, Davis Drive

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house  
with accessory buildings

**PETITION NO:** Z-89

**HEARING DATE (PC):** 10-04-16

**HEARING DATE (BOC):** 10-18-16

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** RM-8

**PROPOSED USE:** Attached and detached  
residential

**SIZE OF TRACT:** acres

**DISTRICT:** 17

**LAND LOT(S):** 562

**PARCEL(S):** 18

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

↑  
WITHDRAWN  
W/O PREJUDICE

- NORTH:** City of Smyrna/Residential
- SOUTH:** R-20/Henry Adams Subdivision
- EAST:** R-20/Single-family Houses
- WEST:** R-20/Single-family Houses

*Adjacent Future Land Use:*

- North: City of Smyrna
- East: Low Density Residential (LDR)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)

**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:**

