

Z-68
(2016)

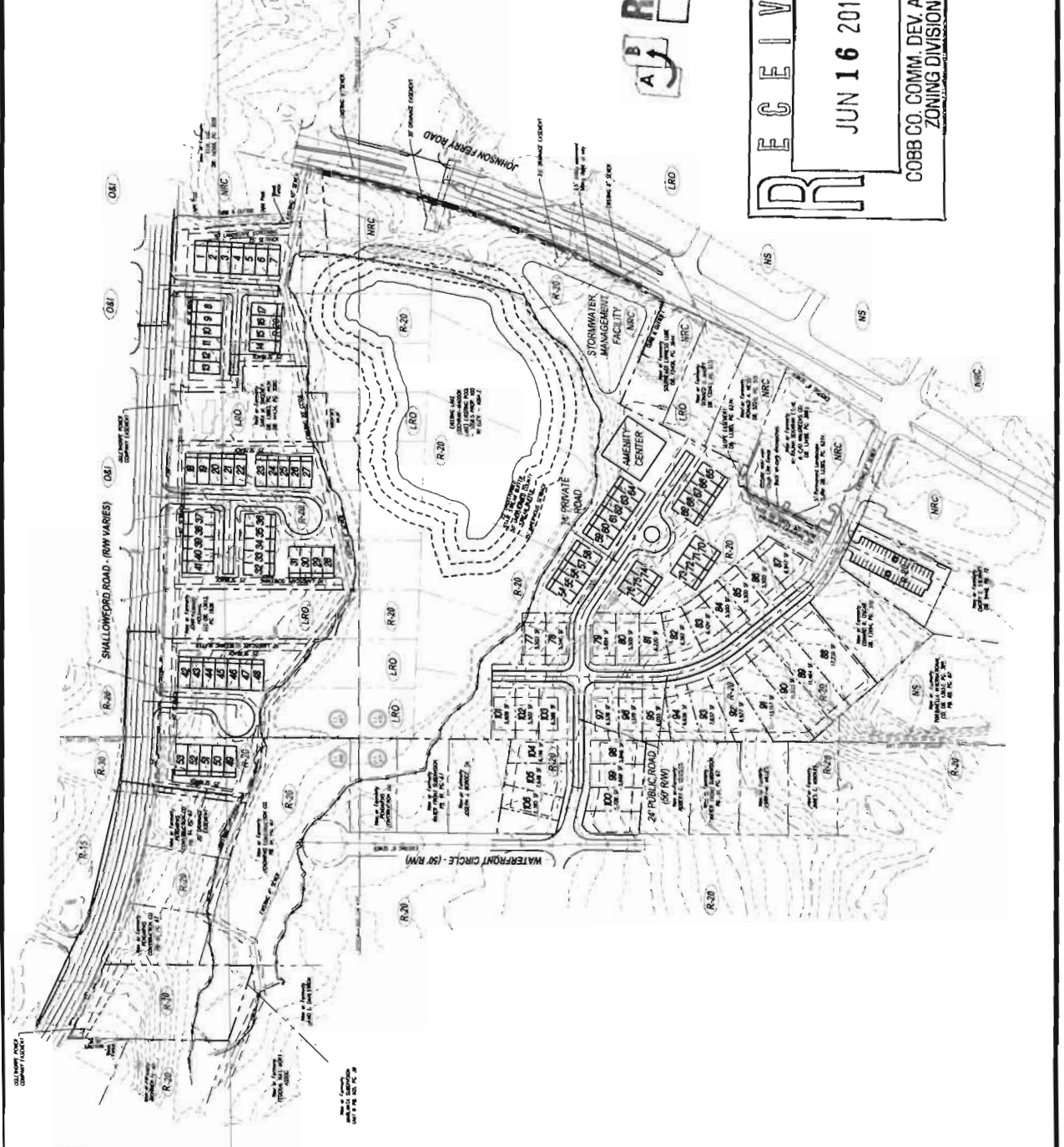
Withdrawn without
prejudice

DEVELOPMENT SUMMARY

PROJECT NAME	...
OWNER	...
PROJECT ADDRESS	...
PROJECT ZONING	...
PROJECT AREA	...
LANDSIDE AREA	11.43 ACRES
COMBINED AREA	12.25 ACRES
TOTAL NUMBER OF UNITS	50 UNITS
UNITS PER LOT	1.00 UNIT/LOT
NET DENSITY	5.5 UNITS/ACRE
GROSS DENSITY	6.0 UNITS/ACRE
PROFIT OF UNIT	50
ACCESS ROADWAY	AS ST. MARKS LANE
MINIMUM LOT AREA	5000 SF
MINIMUM FRONT SETBACK	30 FEET
MINIMUM SIDE SETBACK	30 FEET
MINIMUM REAR SETBACK	30 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	5 FEET
MINIMUM REAR YARD	5 FEET

VARIANCE SUMMARY

1. MINIMUM FRONT SETBACK	30 FEET	AS ST. MARKS LANE
2. MINIMUM SIDE SETBACK	30 FEET	AS ST. MARKS LANE
3. MINIMUM REAR SETBACK	30 FEET	AS ST. MARKS LANE
4. MINIMUM FRONT YARD	30 FEET	AS ST. MARKS LANE
5. MINIMUM SIDE YARD	5 FEET	AS ST. MARKS LANE
6. MINIMUM REAR YARD	5 FEET	AS ST. MARKS LANE



24 HOUR CONTACT:
JEFF SMITH
404.328.6280



GEORGIA811
Utilities Protection Center, Inc.

Numbers below:
Call before you dig.

RECEIVED
JUN 16 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISÉ



RIDGE PLANNING AND ENGINEERING
1290 KENNEDY DRIVE, SUITE 200, MARIETTA, GA 30068
PHONE: 770.988.9000



REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAN
Z100

APPLICANT: CalAtlantic Group, Inc.

PHONE#: 678-277-3136 **EMAIL:** Ed.woodland@calatl.com

REPRESENTATIVE: Parks F. Huff

PHONE#: 770-422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: THE 'TRUE VINE' EXPERIENCE FOUNDATION, INC. HANNA LAND COMPANY, INC

PROPERTY LOCATION: On the south side of Shallowford Road, west side of Johnson Ferry Road and east and west sides of Waterfront Drive, and on the east side of Waterfront Circle.

ACCESS TO PROPERTY: Shallowford Road, Johnson Ferry Road and Waterfront Circle

PHYSICAL CHARACTERISTICS TO SITE: Numerous single-family residences, some converted to office use

PETITION NO: Z-68

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: R-20, LRO & NRC

PROPOSED ZONING: RA-6

PROPOSED USE: Townhomes and Single Family Residential

SIZE OF TRACT: 30.96 acres

DISTRICT: 16th

LAND LOT(S) 466, 467, 470, 471

PARCEL(S): Multiple Parcels in Zoning File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20, O&I/ Harmony Grove Baptist Church, Shallowford Office Park

SOUTH: R-20, NRC, NS/ Johnson Ferry Estates, McDonalds, Retail Strip Center

EAST: NRC, O&I/ Retail, Light Automotive Repair, Office

WEST: R-20/ Waterfront Subdivision

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC) and Public Institutional (PI)

Southeast: Neighborhood Activity Center (NAC)

Southwest: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

West: Low Density Residential (LDR)

Withdrawn without prejudice

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

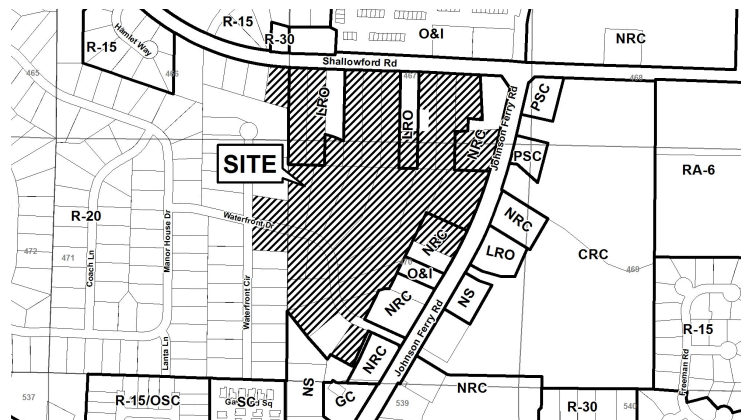
HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____



STIPULATIONS: