

**MAY 16, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM 015

PURPOSE

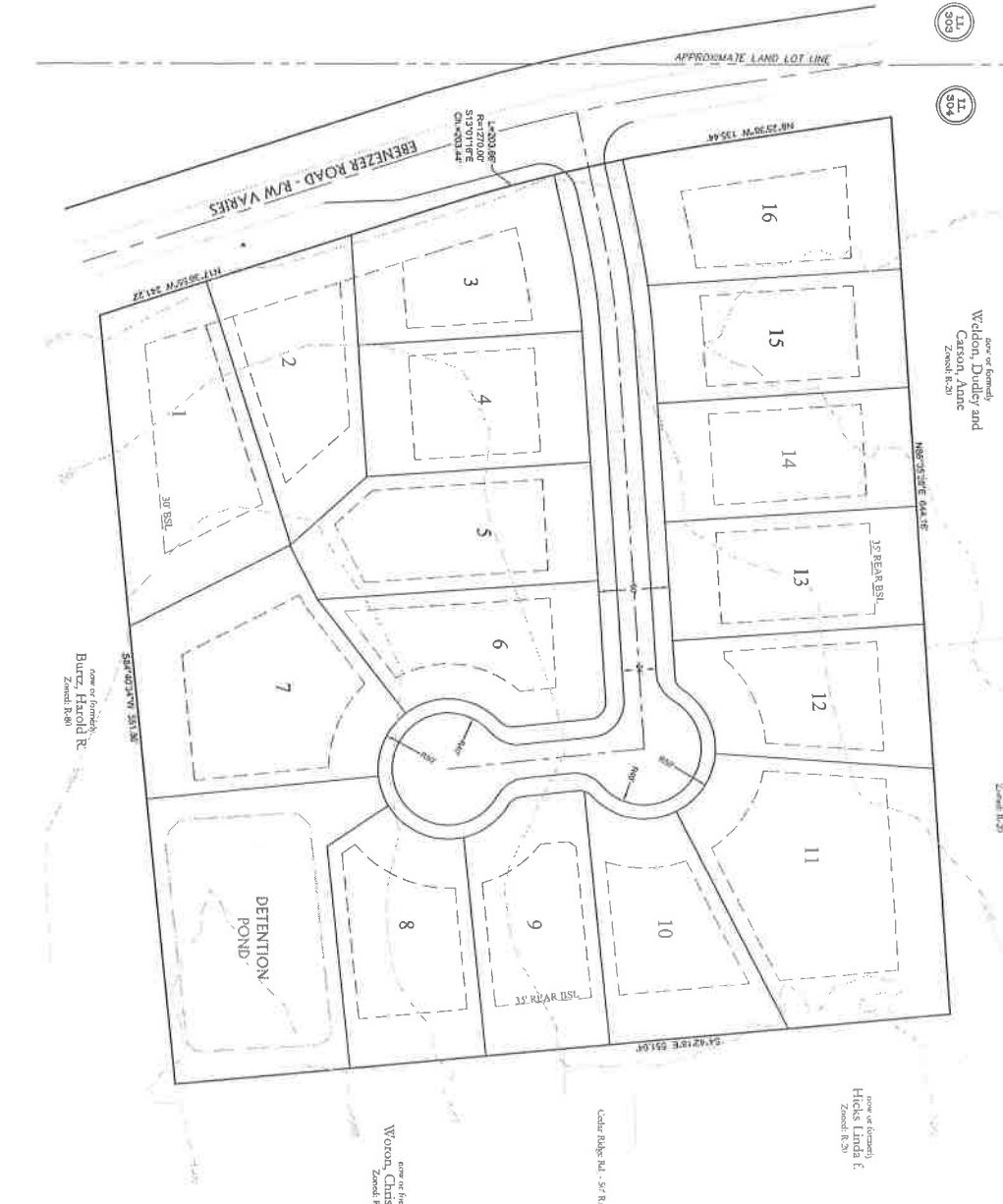
To consider a Settlement of Litigation for T.M. Denome a/k/a Toni Barnes regarding rezoning application Z-35 (Adventur Living, LLC) of 2016, for property located on the east side of Ebenezer Road and at the western terminus of Cedar Ridge Road in Land Lots 304 of the 16th District.

THANK PEARL
 4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-2911
 Fax: (770) 416-2911
 www.thankpearl.com

PARANHOMES
 DAVIS CALKINS
 2002 Edwards Rd, Suite 200
 Marietta, GA 30066
 Phone: (770) 276-9444

- OWNERS/CLIENTS**
- 1. PROPERTY INFORMATION TAKEN FROM LOCAL DESCRIPTION OF PROPERTY, ALL TOPOGRAHICAL INFORMATION FROM PLOANS, SURVEYS AND RECORDS, AND THE SERVICE PROVIDED BY CLIENTS. I AM NOT PROVIDING AN ASSESSMENT OF THE ACCURACY OF THE INFORMATION. I AM NOT PROVIDING AN ASSESSMENT OF THE ACCURACY OF THE INFORMATION. I AM NOT PROVIDING AN ASSESSMENT OF THE ACCURACY OF THE INFORMATION.
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- LEGEND**
- 1. SITE AREA
 - 2. TOTAL NUMBER OF UNITS
 - 3. DENSITY
 - 4. EXISTING ZONING
 - 5. PROPOSED ZONING
 - 6. PROPOSED BOND USE
 - 7. PROPOSED LOT SIZE
 - 8. SETBACKS
 - 9. FRONT SETBACK
 - 10. REAR SETBACK
 - 11. MINOR SIDE SETBACK
 - 12. MAJOR SIDE SETBACK
 - 13. DETENTION POND
 - 14. APPROXIMATE LAND LOT LINE
 - 15. NEIGHBORING ROAD
 - 16. NEIGHBORING PROPERTY
 - 17. NEIGHBORING ROAD
 - 18. NEIGHBORING PROPERTY
 - 19. NEIGHBORING ROAD
 - 20. NEIGHBORING PROPERTY
 - 21. NEIGHBORING ROAD
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 - 47. NEIGHBORING ROAD
 - 48. NEIGHBORING PROPERTY
 - 49. NEIGHBORING ROAD
 - 50. NEIGHBORING PROPERTY



Weldon, Dudley and Carson, Anne
 Zoned R-20

JPL Properties LLC
 Zoned R-20

Hicks Linda C
 Zoned R-20

WILSON, CLAYTON AVENUE
 Zoned R-20

Cedar Ridge Rd. - 56' R/W

Buttz, Harold R.
 Zoned R-80



- SITE NOTES**
1. Site area - 7.84 acres
 2. Total Number of lots/units - 16
 3. Density - 2.0 lot/units per acre
 4. Existing zoning - R-15
 5. Proposed zoning - R-15
 6. Proposed bond use - Single-Family
 7. Proposed lot size - 15,000 sq. ft. width
 8. Setbacks:
- Front: 35'
 - Rear: 35'
 - Major Side: 25'
 - Minor Side: 10'

Lot #	Sq. Ft.	Acres
1	21,170	0.49
2	15,548	0.35
3	18,820	0.43
4	13,870	0.31
5	19,204	0.44
6	18,918	0.43
7	23,792	0.54
8	16,981	0.38
9	15,040	0.34
10	18,718	0.43
11	15,312	0.35
12	15,524	0.35
13	15,123	0.34
14	15,123	0.34
15	18,407	0.42
16	18,407	0.42

ZONING PLAN

Ebenezer Road

Tract

Lot Area Table

Scale: 1" = 100'

North Arrow

1 of 1



9'-1" PL. HT.

10'-1" PL. HT.

7'-0" WDW HD.

8'-0" WDW HD.

8'-12"

8'-12"

12/10

12/10

4'-12"



Traditions at Braselton
Richmond
"A" Traditional Style

06.03.16



of georgia
 The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) ©2016 gmdesigngroup of ga, inc.



Traditions at Braselton
Richmond
“B” Cottage Style

06.03.16



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Traditions at Braselton
Richmond
“C” French Style

06.03.16



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**Traditions at Braselton
Manchester
“A” Traditional Style**



06.03.16

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Traditions at Braselton
Manchester
“B” Cottage Style

06.03.16



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**Traditions at Braselton
Manchester
“C” French Style**

06.03.16



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Traditions at Braselton
Frederickson
“A” Traditional Style

06.03.16



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Traditions at Braselton
Frederickson
“B” Cottage Style

06.03.16



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Traditions at Braselton
Frederickson
“C” French Style

06.03.16



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Plan 2
“A” Traditional Style

08.30.16



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Plan 2
“A” Traditional Style - Opt. 2nd Floor

08.30.16



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8'-1" PL. HT.
7'-0" WDW HD

9'-1" PL. HT.
8'-0" WDW HD

Plan 2
"B" Craftsman Style

08.30.16



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8'-1" PL. HT. 7'-0" WDW HD

9'-1" PL. HT. 8'-0" WDW HD

Plan 2
"B" Craftsman Style - Opt. 2nd Floor

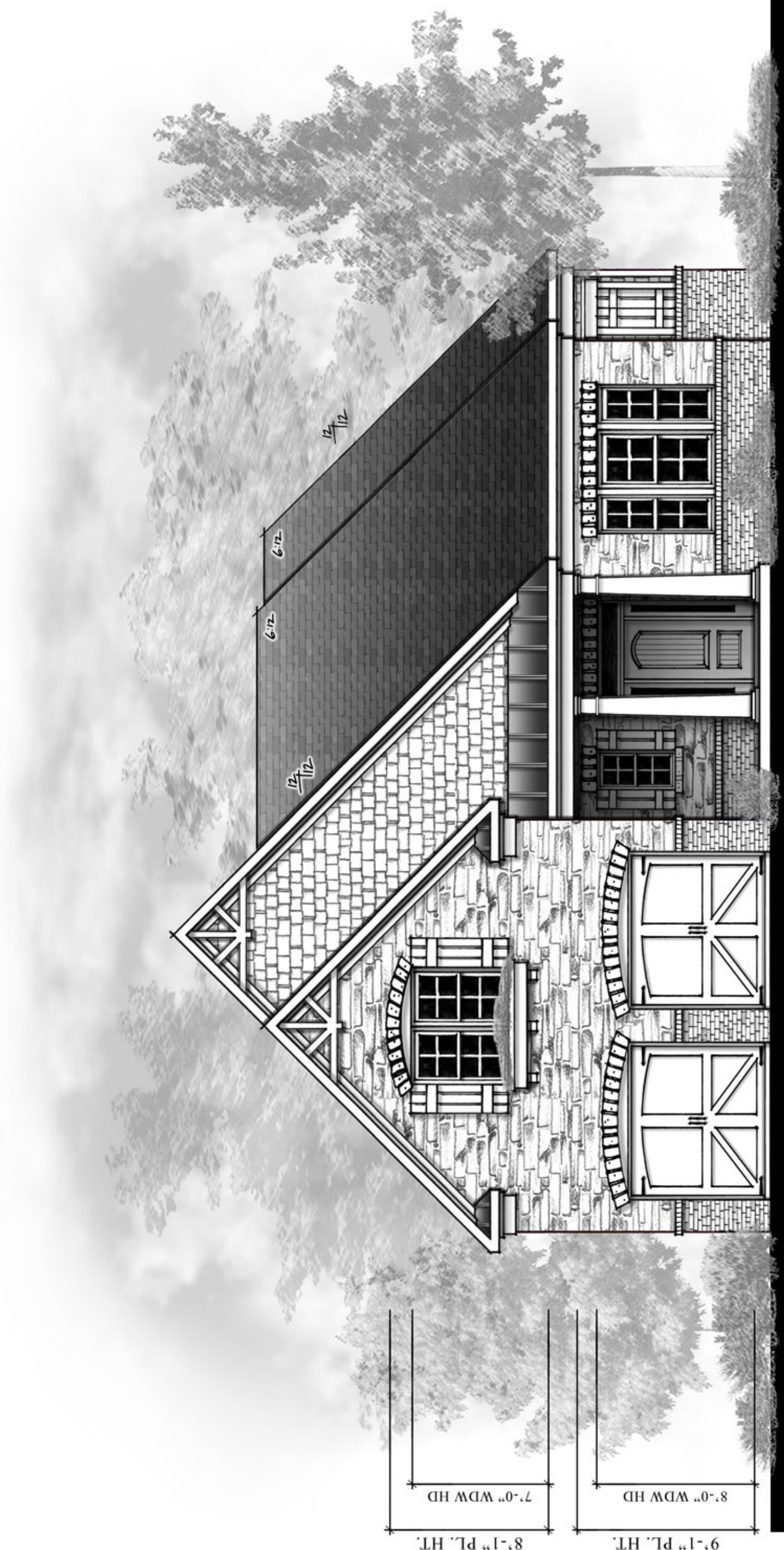
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Plan 2
“C” Cottage Style

08.30.16



8'-1" PL. HT.
7'-0" WDW HD

9'-1" PL. HT.
8'-0" WDW HD

Plan 2
"C" Cottage Style - Opt. 2nd Floor

08.30.16



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