

Z-54  
(2014)

CONTINUED BY  
STAFF

**Atlanta Road at Jane Lyle Road**  
A MASTER PLANNED RESIDENTIAL COMMUNITY  
BELMONT ASSOCIATES, LLC  
FIRM  
380 RESEARCH CENTER  
NORCROSS, GEORGIA 30092  
PHONE: 404-307-8389  
WWW.BELMONTPLANNERS.COM

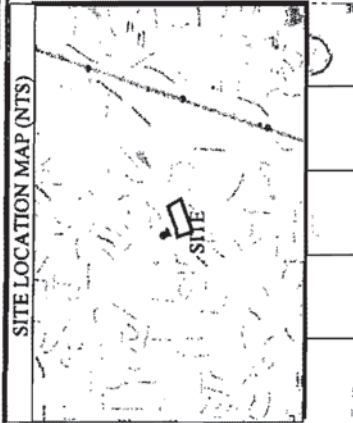
**PLANNERS AND ENGINEERS COLLABORATIVE**  
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING  
288 RESEARCH COURT • NORCROSS, GEORGIA 30092 • 404-307-8389 • FAX: 404-307-8393 • WWW.PECCOLLAB.COM

**REZONING  
SITE PLAN**

SHEET TITLE  
SCALE: 1" = 60'  
DATE: May 15, 2014  
PROJECT: 12179 (R)

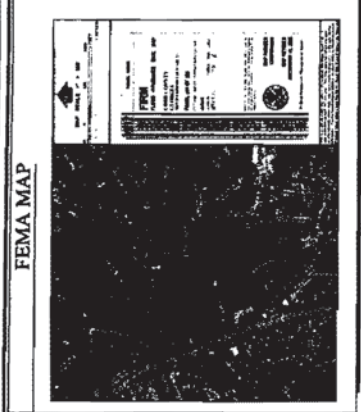


**SITE LOCATION MAP (NTS)**

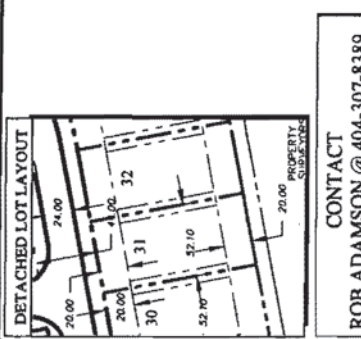


**SITE DATA**

|                             |                                   |
|-----------------------------|-----------------------------------|
| NET SITE AREA:              | 121.14 ACRES                      |
| PROPERTY ZONING:            | RES-35                            |
| DEVELOPMENT TYPE:           | MIXED-USE RESIDENTIAL/COMMERCIAL  |
| TOTAL SITE AREA:            | 121.14 ACRES                      |
| SINGLE FAMILY SITE PERMIT:  | MAX DENSITY ALLOWED: 1 UNITS/ACRE |
| MAXIMUM LOT WIDTH:          | 60 FEET                           |
| MINIMUM LOT AREA:           | 10,000 SQ FT                      |
| MINIMUM LOT DEPTH:          | 100 FEET                          |
| MINIMUM FRONT SETBACK:      | 30 FEET                           |
| MINIMUM SIDE SETBACK:       | 10 FEET                           |
| MINIMUM REAR SETBACK:       | 10 FEET                           |
| MINIMUM FRONT YARD SETBACK: | 10 FEET                           |
| MINIMUM SIDE YARD SETBACK:  | 10 FEET                           |
| MINIMUM REAR YARD SETBACK:  | 10 FEET                           |
| MINIMUM FRONT YARD SETBACK: | 10 FEET                           |
| MINIMUM SIDE YARD SETBACK:  | 10 FEET                           |
| MINIMUM REAR YARD SETBACK:  | 10 FEET                           |
| MINIMUM FRONT YARD SETBACK: | 10 FEET                           |
| MINIMUM SIDE YARD SETBACK:  | 10 FEET                           |
| MINIMUM REAR YARD SETBACK:  | 10 FEET                           |

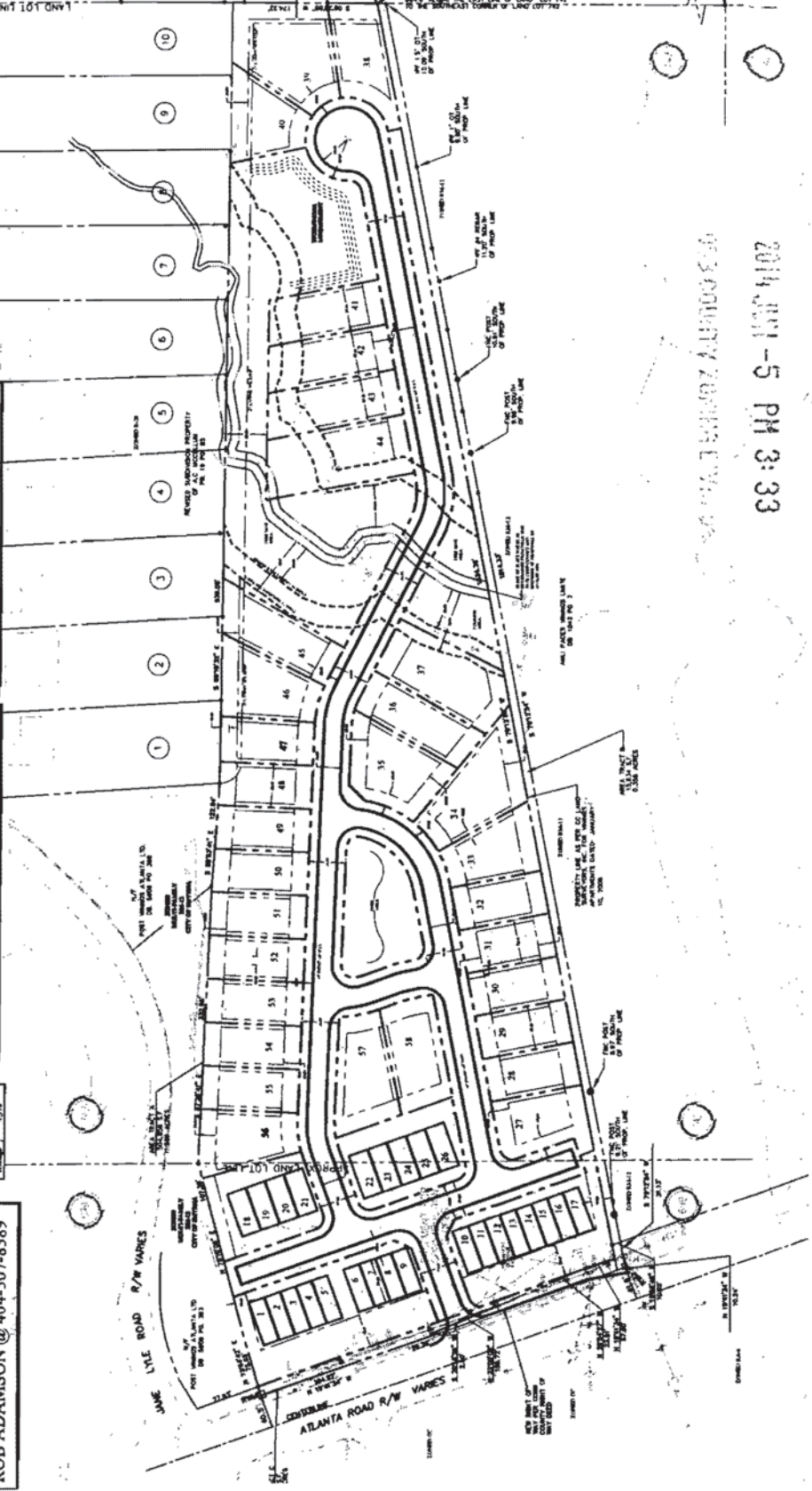


| Lot No. | Area (sq ft) | Area (sq ft) |
|---------|--------------|--------------|
| 1       | 10,000       | 10,000       |
| 2       | 10,000       | 10,000       |
| 3       | 10,000       | 10,000       |
| 4       | 10,000       | 10,000       |
| 5       | 10,000       | 10,000       |
| 6       | 10,000       | 10,000       |
| 7       | 10,000       | 10,000       |
| 8       | 10,000       | 10,000       |
| 9       | 10,000       | 10,000       |
| 10      | 10,000       | 10,000       |
| 11      | 10,000       | 10,000       |
| 12      | 10,000       | 10,000       |
| 13      | 10,000       | 10,000       |
| 14      | 10,000       | 10,000       |
| 15      | 10,000       | 10,000       |
| 16      | 10,000       | 10,000       |
| 17      | 10,000       | 10,000       |
| 18      | 10,000       | 10,000       |
| 19      | 10,000       | 10,000       |
| 20      | 10,000       | 10,000       |
| 21      | 10,000       | 10,000       |
| 22      | 10,000       | 10,000       |
| 23      | 10,000       | 10,000       |
| 24      | 10,000       | 10,000       |
| 25      | 10,000       | 10,000       |
| 26      | 10,000       | 10,000       |
| 27      | 10,000       | 10,000       |
| 28      | 10,000       | 10,000       |
| 29      | 10,000       | 10,000       |
| 30      | 10,000       | 10,000       |
| 31      | 10,000       | 10,000       |
| 32      | 10,000       | 10,000       |
| 33      | 10,000       | 10,000       |
| 34      | 10,000       | 10,000       |
| 35      | 10,000       | 10,000       |
| 36      | 10,000       | 10,000       |
| 37      | 10,000       | 10,000       |
| 38      | 10,000       | 10,000       |
| 39      | 10,000       | 10,000       |
| 40      | 10,000       | 10,000       |
| 41      | 10,000       | 10,000       |
| 42      | 10,000       | 10,000       |
| 43      | 10,000       | 10,000       |
| 44      | 10,000       | 10,000       |
| 45      | 10,000       | 10,000       |
| 46      | 10,000       | 10,000       |
| 47      | 10,000       | 10,000       |
| 48      | 10,000       | 10,000       |
| 49      | 10,000       | 10,000       |
| 50      | 10,000       | 10,000       |
| 51      | 10,000       | 10,000       |
| 52      | 10,000       | 10,000       |
| 53      | 10,000       | 10,000       |
| 54      | 10,000       | 10,000       |
| 55      | 10,000       | 10,000       |
| 56      | 10,000       | 10,000       |
| 57      | 10,000       | 10,000       |
| 58      | 10,000       | 10,000       |
| 59      | 10,000       | 10,000       |
| 60      | 10,000       | 10,000       |
| 61      | 10,000       | 10,000       |
| 62      | 10,000       | 10,000       |
| 63      | 10,000       | 10,000       |
| 64      | 10,000       | 10,000       |
| 65      | 10,000       | 10,000       |
| 66      | 10,000       | 10,000       |
| 67      | 10,000       | 10,000       |
| 68      | 10,000       | 10,000       |
| 69      | 10,000       | 10,000       |
| 70      | 10,000       | 10,000       |
| 71      | 10,000       | 10,000       |
| 72      | 10,000       | 10,000       |
| 73      | 10,000       | 10,000       |
| 74      | 10,000       | 10,000       |
| 75      | 10,000       | 10,000       |
| 76      | 10,000       | 10,000       |
| 77      | 10,000       | 10,000       |
| 78      | 10,000       | 10,000       |
| 79      | 10,000       | 10,000       |
| 80      | 10,000       | 10,000       |
| 81      | 10,000       | 10,000       |
| 82      | 10,000       | 10,000       |
| 83      | 10,000       | 10,000       |
| 84      | 10,000       | 10,000       |
| 85      | 10,000       | 10,000       |
| 86      | 10,000       | 10,000       |
| 87      | 10,000       | 10,000       |
| 88      | 10,000       | 10,000       |
| 89      | 10,000       | 10,000       |
| 90      | 10,000       | 10,000       |
| 91      | 10,000       | 10,000       |
| 92      | 10,000       | 10,000       |
| 93      | 10,000       | 10,000       |
| 94      | 10,000       | 10,000       |
| 95      | 10,000       | 10,000       |
| 96      | 10,000       | 10,000       |
| 97      | 10,000       | 10,000       |
| 98      | 10,000       | 10,000       |
| 99      | 10,000       | 10,000       |
| 100     | 10,000       | 10,000       |



**CONTACT**  
**ROB ADAMSON @ 404-307-8389**

2014 JUN -5 PM 3:33  
OFFICE: 3000 JANE LYLE ROAD, SUITE 100, NORCROSS, GA 30092  
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WWW.PECCOLLAB.COM



**APPLICANT:** Belmont Associates, LLC  
**PHONE#:** (770) 451-2741 **EMAIL:** kwood@pecatly.com  
**REPRESENTATIVE:** Garvis L. Sams, Jr.  
**PHONE#:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com  
**TITLEHOLDER:** Madge H. Duncan Estate; Our Future is Bright, LLLP

**PETITION NO:** Z-54  
**HEARING DATE (PC):** 08-05-14  
**HEARING DATE (BOC):** 08-19-14  
**PRESENT ZONING:** RM-8, R-20

**PROPERTY LOCATION:** East side of Atlanta Road, south of Jane Lyle Road.

**PROPOSED ZONING:** RM-8

**ACCESS TO PROPERTY:** Atlanta Road

**PROPOSED USE:** Single-Family Subdivision and Townhomes

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house and acreage

**SIZE OF TRACT:** 12.336 acres  
**DISTRICT:** 17  
**LAND LOT(S):** 699, 742  
**PARCEL(S):** 2, 17  
**TAXES: PAID** X **DUE** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**COMMISSION DISTRICT:** 2

- NORTH:** City of Smyrna, R-20/ Multi-family residential, Single-family residential
- SOUTH:** RM-12/ Mutli-family residential
- EAST:** R-20, R-12/ Single-family residential, Vinings Close Subdivision
- WEST:** City of Smyrna, GC, PSC/ Light Auto Repair, Auto Dealer, Sign Company

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**\*\*\*CONTINUED BY STAFF\*\*\***

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**

