Z-68
(2016)

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

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

(IN FEET)
1 inch = 100 ft.

DEVELOPMENT SUMMARY

VARIANCE SUMMARY

Map labels

JOHNSON FERRY ROAD
SHALLOWFORD ROAD - (ROW VARIES)
WATERFRONT CIRCLE - (50' ROW)
24' PRIVATE ROAD
24' PUBLIC ROAD (50' RW)
STORMWATER MANAGEMENT FACILITY
AMENITY CENTER
EXISTING LAKE

Title block

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.928.9000

JOHNSON FERRY TRACT
ZONING PLAN

LAND LOTS 466, 467, 470, AND 471
16TH DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

OWNER/DEVELOPER
CALATLANTIC
HOMES
1000 MANSELL EXCHANGE WEST, SUITE 200
ALPHARETTA, GEORGIA 30022

REVISIONS

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)
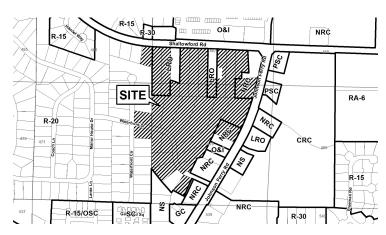West: Low Density Residential (LDR)

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: