



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-74
Public Hearing Dates:
PC: 12-04-18
BOC: 12-18-18

SITE BACKGROUND

Applicant: Arena Consulting, LLC

Phone: (404) 368-9402

Email: mike @arenaconsultingservices.com

Representative Contact: Mike Madden

Phone: (404) 368-9402

Email: mike @arenaconsultingservices.com

Titleholder: Corann Mellichamp Kitchen

Property Location: South side of Gordon Road,
east of Florence Road

Address: 5225 Gaydon Road

Access to Property: Gaydon Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-30 (Single-family Residential)

Current use of property: Single-family house

Proposed zoning: R-20 OSC (Single-family
Residential Open Space Community)

Proposed use: Residential Subdivision

Future Land Use Designation: LDR (Low Density
Residential)

Site Acreage: 17.70

District: 19

Land Lot: 527

Parcel #: 19052600080

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Hayley Todd & John Pederson)

Based on the included analysis, staff recommends **APPROVAL**.

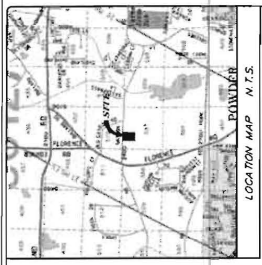
1. No variances for lot size, or any other OSC criteria;
2. District Commissioner approve the final site plan and house architecture;
3. Site Plan Review comments;
4. Fire Department's comments and recommendations;
5. Sewer and Water Division's comments and recommendations;
6. Stormwater Management Division's comments and recommendations; and
7. Department of Transportation's comments and recommendations.

Z-74
(2018)

Gaskins
PLANNING CONSULTING
PROJECT NO. 000080

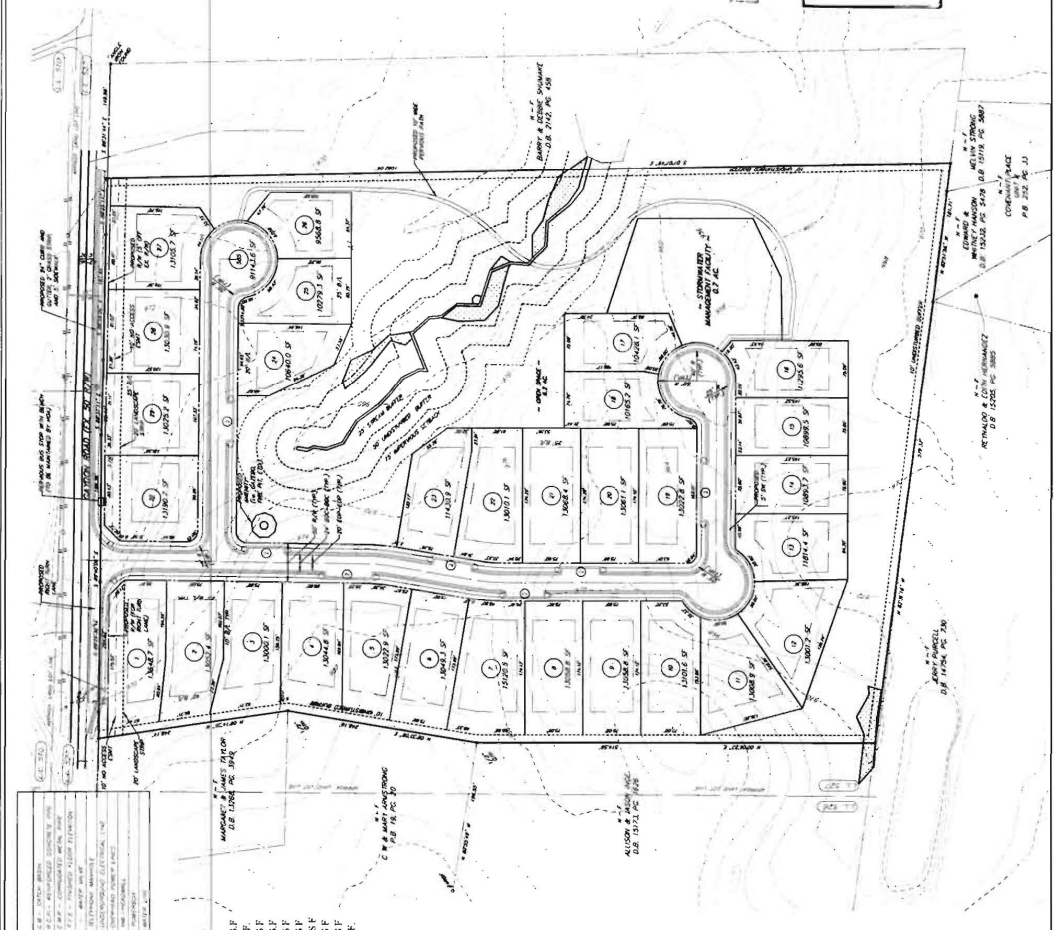
GAYDON ROAD TRACT
SUBDIVISION
5225 GAYDON ROAD
000080

PROJECT NO.	180023
PROJECT NAME	GAYDON ROAD TRACT
DATE	10/19/2018
SHEET NUMBER	1 OF 1



RECEIVED
OCT 19 2018
ORANGE CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED



LEGEND

1	EXISTING LOT
2	PROPOSED LOT
3	PROPOSED LOT WITH MINIMUM VARIANCE
4	PROPOSED LOT WITH MAXIMUM VARIANCE
5	PROPOSED LOT WITH MINIMUM VARIANCE
6	PROPOSED LOT WITH MAXIMUM VARIANCE
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16	PROPOSED LOT WITH MAXIMUM VARIANCE
17	PROPOSED LOT WITH MINIMUM VARIANCE
18	PROPOSED LOT WITH MAXIMUM VARIANCE
19	PROPOSED LOT WITH MINIMUM VARIANCE
20	PROPOSED LOT WITH MAXIMUM VARIANCE

REQUESTED VARIANCES:

- 1. VARIANCE FOR MINIMUM REQUIRED LOT AREA TO BE LESS THAN 13,000 SF
- 2. LOT 13 FROM 13,000 SF TO 11,814.4 SF
- 3. LOT 14 FROM 13,000 SF TO 10,893.7 SF
- 4. LOT 15 FROM 13,000 SF TO 11,255.0 SF
- 5. LOT 16 FROM 13,000 SF TO 11,255.0 SF
- 6. LOT 17 FROM 13,000 SF TO 10,428.1 SF
- 7. LOT 18 FROM 13,000 SF TO 10,165.2 SF
- 8. LOT 23 FROM 13,000 SF TO 11,430.9 SF
- 9. LOT 24 FROM 13,000 SF TO 10,480.9 SF
- 10. LOT 25 FROM 13,000 SF TO 10,480.9 SF
- 11. LOT 26 FROM 13,000 SF TO 11,458.8 SF

GENERAL NOTES:

1. ALL LOTS SHALL BE 100' WIDE.
2. ALL LOTS SHALL BE 100' DEEP.
3. ALL LOTS SHALL BE 100' WIDE.
4. ALL LOTS SHALL BE 100' DEEP.
5. ALL LOTS SHALL BE 100' WIDE.
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19. ALL LOTS SHALL BE 100' WIDE.
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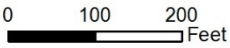
NOT ISSUED FOR CONSTRUCTION



Z-74 2018-Aerial Map



Site →

This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary

North

Zoning: R-30 (Single-family residential)
Future Land Use: LDR (Low-density residential)

Z-74 2018-GIS



WEST

Zoning: R-30 (Single-family residential)

Future Land Use: LDR (Low-density residential)

EAST

Zoning: R-80 (Low-density residential) and R-30

Future Land Use: LDR (Low-density residential)

SOUTH

Zoning: R-30 (Low-density residential) and CS (Conservation subdivision)
Future Land Use: LDR (Low-density residential)

This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary
City Boundary

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-30 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-30 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting to rezone the property from the R-30 zoning district to the R-20 OSC zoning district to develop a subdivision composed of single-family residences. The community will consist of 30 single-family homes ranging from 2,200 to 2,600 square feet in size. Each home would include an attached, two-car garage. The homes would consist of brick, stone, cedar shake, and hardi-plank materials, and would have traditional architecture. There would be 6.20 acres of open space with walking trails, a gazebo and a fire pit. There are 15 guest parking spaces shown on the site plan.

Open space community comments

Future land use: Low Density Residential (LDR)

Current zoning: R-30

Allowable # of units permitted by R-30: 19

Proposed zoning: R-20 OSC

Proposed # lots as R-20 OSC: 30

Total area: 17.70 acres

Floodplain/Wetland Area/Cemetery/Amenity Area: .17 acres

Net buildable area: 17.53 acres

Maximum density allowed for R-20 OSC: 1.75 units per acre

Net density of the proposal: 1.71 units per acre

Open space requirement: 6.20 acres (35%)

Open space proposed: 6.20 acres (35%)

Percentage of open space within floodplain, wetlands, & lakes: No percentage of wetlands are counted in the open space.

Minimum lot size: 9,568.8 square-feet

Front setback: 25'

Rear setback: 25'; 40' shown on lots 1-10.

Side setback: 10'

Additional comments:

- 1.) Fencing that is compatible with the architecture/landscaping/design of development, shall be erected just inside dedicated open space that is contiguous to proposed lots. Fencing should be installed using techniques that provide minimal disturbance to the open space.
- 2.) A conservation easement shall be recorded within the mandatory subdivision covenants and with Cobb Superior Court, thereby protecting the open space from development in perpetuity as owned by the mandatory homeowner's association. A conservation easement application shall be submitted to the Planning Division prior to final plat approval.

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

Yes, the requested variances are:

1. Reduce the minimum lot size from 13,000 square feet to as small as 9,568.8 square feet for 10 of the lots (see site plan; Lots 13-18, 23-26).

DEPARTMENT COMMENTS- Fire Department

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

Guest Parking

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

Per Cobb County Development Standards section 409.03.02, any detention facility proposed for the exterior boundary of a project which will abut an existing, residential property, or public right of way exterior to the development being constructed shall provide a 10-foot landscape buffer. The landscape buffer may not coincide with any underground or overhead public or private easement or line of sight easement. Pond access easements may not coincide with the buffer except that the buffer may be interrupted for an access easement perpendicular to the buffer. Stabilizing components of the detention pond may not encroach into the buffer. The required perimeter fencing must be located behind the landscape buffer.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment of these schools.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Florence Branch
4. Wetlands: Yes Location: identified on site plan
5. Streambank buffer zone: Yes
6. County Buffer Ordinance: 50' each side of creek channel.
7. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
8. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
10. Existing Lakes Downstream Shumake Lake & Banks Lake Additional BMP's for erosion & sediment control will be required.
11. Lake Studies will be required to document pre- and post-development sediment levels.
12. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream receiving streams. A storage routing will be required for the Shumake Lake located immediately downstream.
13. Special site conditions and/or additional comments:
 - The entire site drains to the east via existing stream channels to Florence Branch. Existing offsite runoff from the northwest and southwest must be properly conveyed through the site.

DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Low Density Residential (LDR) future land use category. The purpose of the LDR category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and for non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Powder Springs

Was the city notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements?

Yes No N/A

Is the property within an Opportunity Zone? Yes No

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Program? Yes No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area, and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (Continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 6" in Gaydon Road

Additional water comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: ~875' East

Estimated waste generation (in G.P.D.): Average daily flow = 4,800

Peak flow = 12,000

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

Additional sewer comments:

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation *(revised 10-25-18)*

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Gaydon Road	Minor Collector	35	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Gaydon Road	East of Florence Road	1,325	C

Based on 2018 traffic counting data taken by Cobb County DOT for Gaydon Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Gaydon Road is classified as a minor collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Gaydon Road, a minimum of 30' from the roadway centerline, b) donation of right-of-way along the deceleration lane, a minimum of 10' from the back of curb.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
3. Recommend curb, gutter, and sidewalk along the Gaydon Road frontage.
4. Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.
5. Recommend a deceleration lane on Gaydon Road for the entrance.
6. Recommend the driveways for lots 1 and 30 be a minimum tangent distance of 50 ft from Gaydon Drive.
7. Recommend a 10' no access easement for the lots that border Gaydon Drive.
8. Recommend a minimum driveway length of 20 ft between the right-of-way and garage.

DEPARTMENT COMMENTS- Transportation (continued)

9. Recommend guest parking spaces be a minimum of 50 ft from any intersection and located where they do not obstruct line of sight.
10. Recommend any structures for the bus stop be located outside of the right-of-way. A landscape license must be obtained from Cobb County DOT if the bench or any other structures remain in the right-of-way.
11. Recommend re-evaluation of a left turn lane in to the entrance on Gaydon Road if the number of lots increases from 30 lots.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bolded):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is staff's opinion that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The applicant is proposing a new single-family residential development that is similar in use and density to surrounding properties and subdivisions.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is staff's opinion that the rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Neighboring subdivisions have similar or slightly higher densities in relation to the proposed development: Autumn Run to the southwest is zoned R-20 and has a net density of 1.78 units per acre, Enclave at Covenant Place to the east is zoned R-20 and has a net density of 1.16 units per acre, and the Bruster Manor/Crossroads neighborhoods to the west are zoned R-30 and have a net density of 1.31 units per acre. At a proposed density of 1.71 units per acre, the applicant's proposal provides a reasonable transition in zoning intensity.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is staff's opinion that the proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is staff's opinion that the applicant's proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. The plan delineates this property as being within the Low-Density Residential (LDR) future land use category. The requested R-20 OSC zoning district is considered a compatible district for the Low-Density Residential land use category.

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is staff's opinion that there are existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval of the zoning proposal. The intended use is appropriate since this property will be subdivided and developed with single family homes, which is in line with development patterns and the character of the surrounding area. The OSC use on the property will help to reduce clearing and grading on the property which will help to reduce sediment negatively impacting downstream properties.

The staff analysis and recommendation made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,200 - 2,600 sq. Ft.
 - b) Proposed building architecture: Traditional Residential Homes, with brick, stone and hardi exteriors.
 - c) List all requested variances: None at this time
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

See attached

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO



Summary of Intent, Part 3. Other Pertinent Information

The proposed development will be a traditional residential neighborhood, consistent with the other neighborhoods in the area. Homes will be made of a mixture of hardi/fiber cement siding, brick and stone. While the home plans included in this application show brick, the final homes will have a mixture to include a mixture of materials that help present a pleasant street scape.

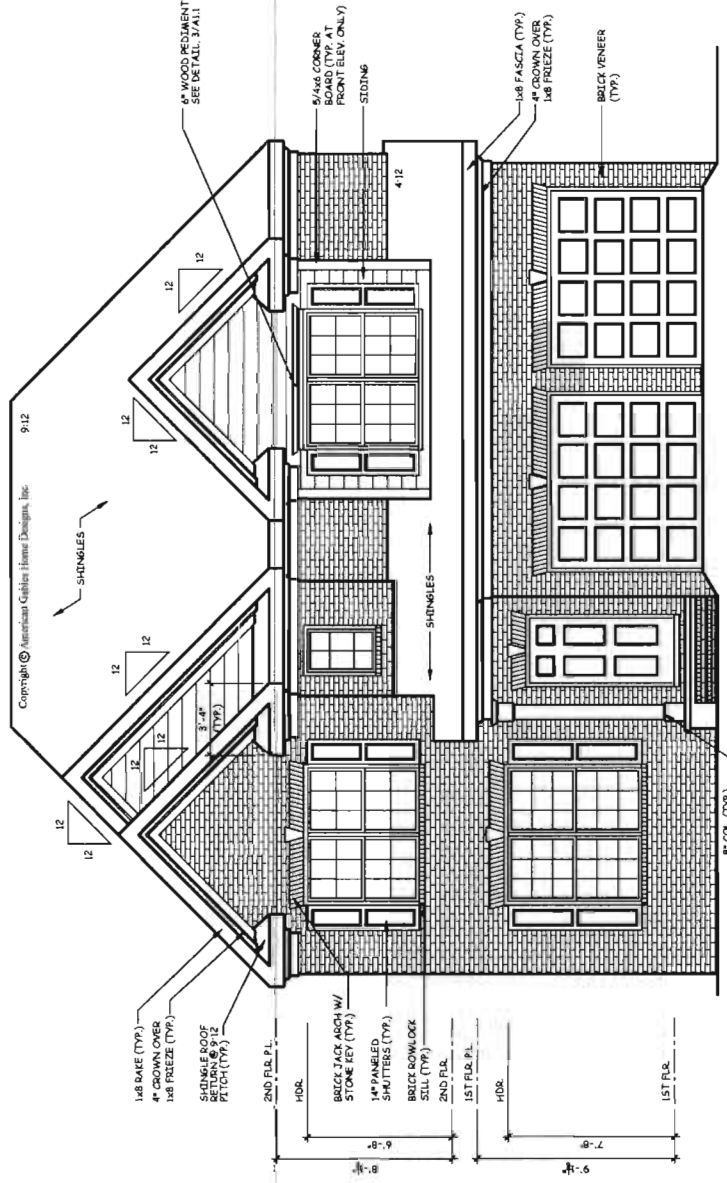
Home sizes will range from 2,200 to 2,600 sq.. ft. At the time of application, there were no variances being requested.

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DATE: 08/22/18
REVISIONS:

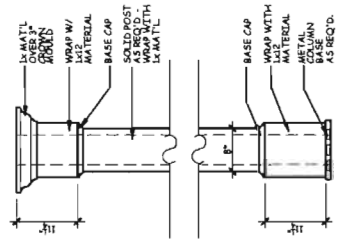
American Cables
HOME DESIGNS, INC
1220 Johnson Ferry Place, Suite #10
Marietta, GA 30068 678.919.7717
www.AmericanCables.com

MARTIN
FRONT ELEVATION "A"
EXTERIOR DETAILS

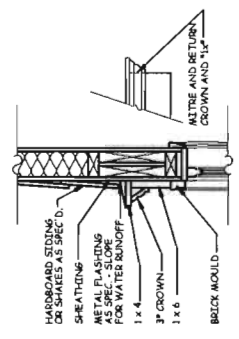
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1. FRONT ELEVATION "A"
ALL SCALE: 1/4" = 1'-0"

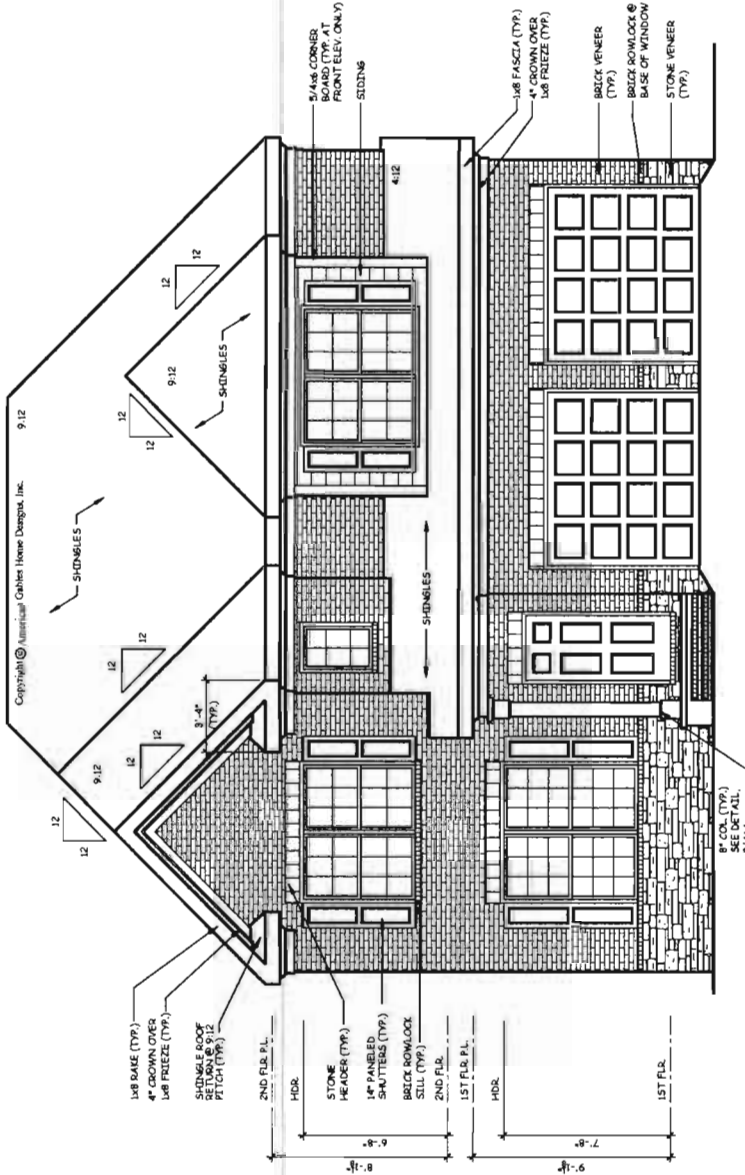


2. COLUMN DETAIL
ALL SCALE: 3/4" = 1'-0"

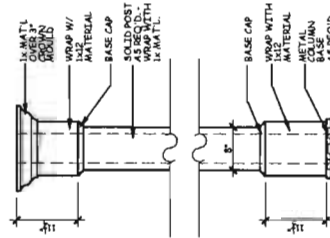


3. TYP. PEDIMENT DETAIL
ALL SCALE: 1" = 1'-0"

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1 FRONT ELEVATION "B"
1/16" SCALE: 1/4" = 1'-0"



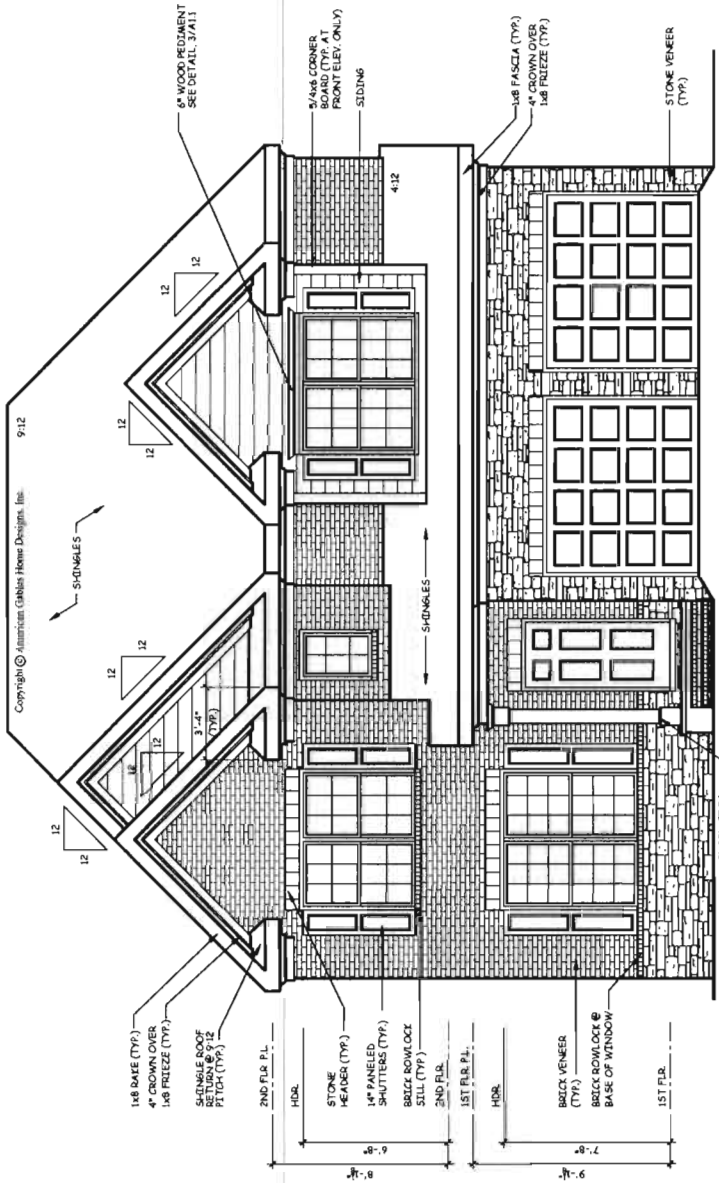
2 COLUMN DETAIL
1/16" SCALE: 3/4" = 1'-0"

DRAWN BY: ANH
DATE: 08/22/18
REVISIONS:

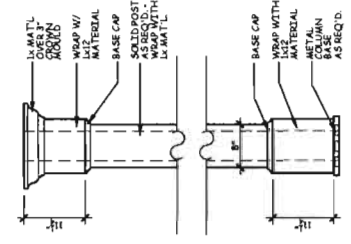
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MARTIN
FRONT ELEVATION "C"
FRONT ELEVATION "C"

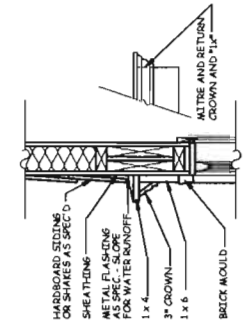
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1. FRONT ELEVATION "C"
ALL 1/4" SCALE: 1/4" = 1'-0"



2. COLUMN DETAIL
ALL 3/4\"/>



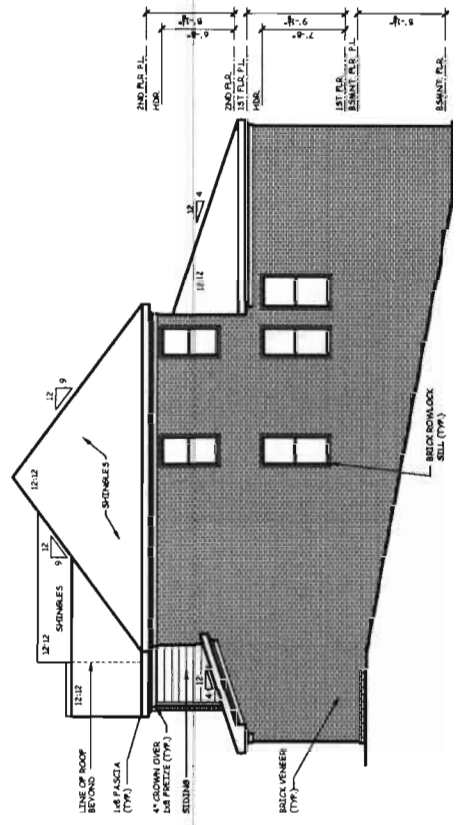
3. TYP. PEDIMENT DETAIL
ALL 1\"/>

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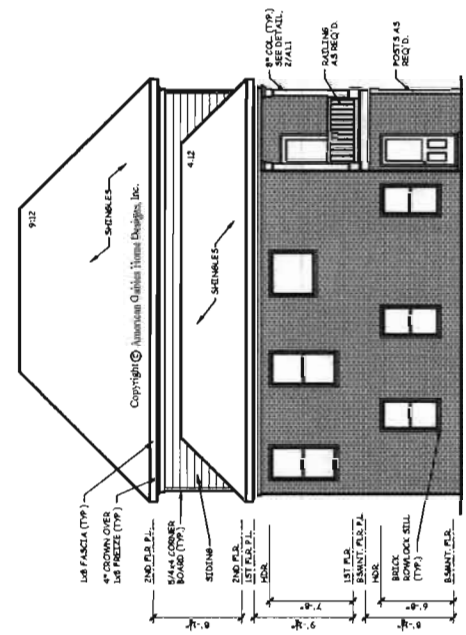
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MARTIN
SIDE & REAR
ELEVATIONS

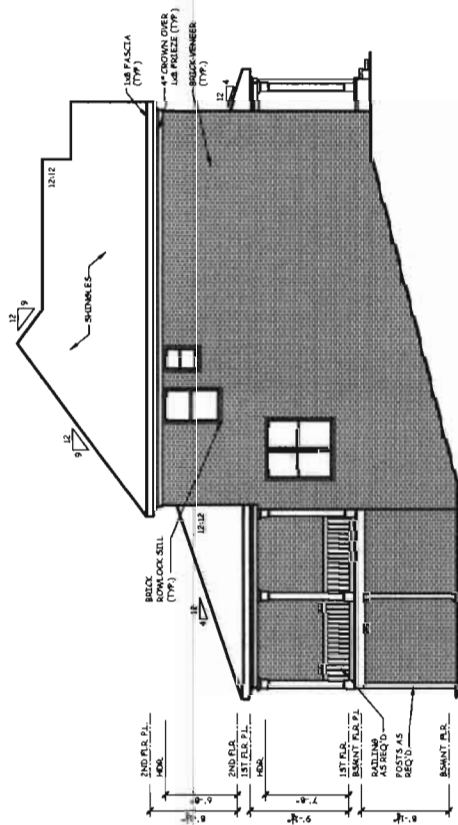
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2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



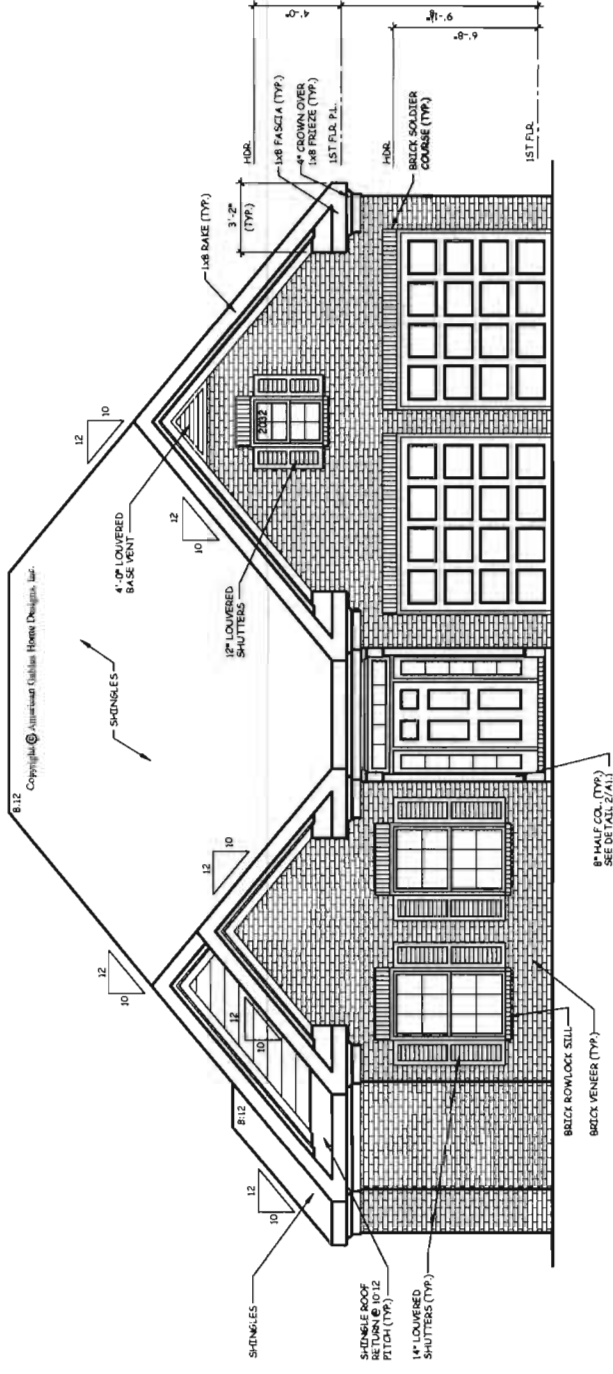
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

DRAWN BY: AMH
DATE: 08/21/18
REVISIONS:

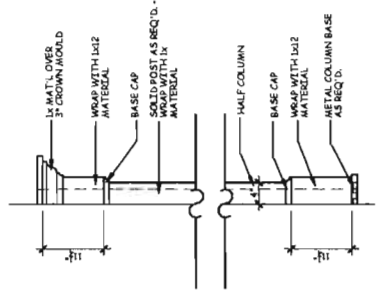
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MORNINGSIDE
FRONT ELEVATION "A"
EXTERIOR DETAILS

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1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"



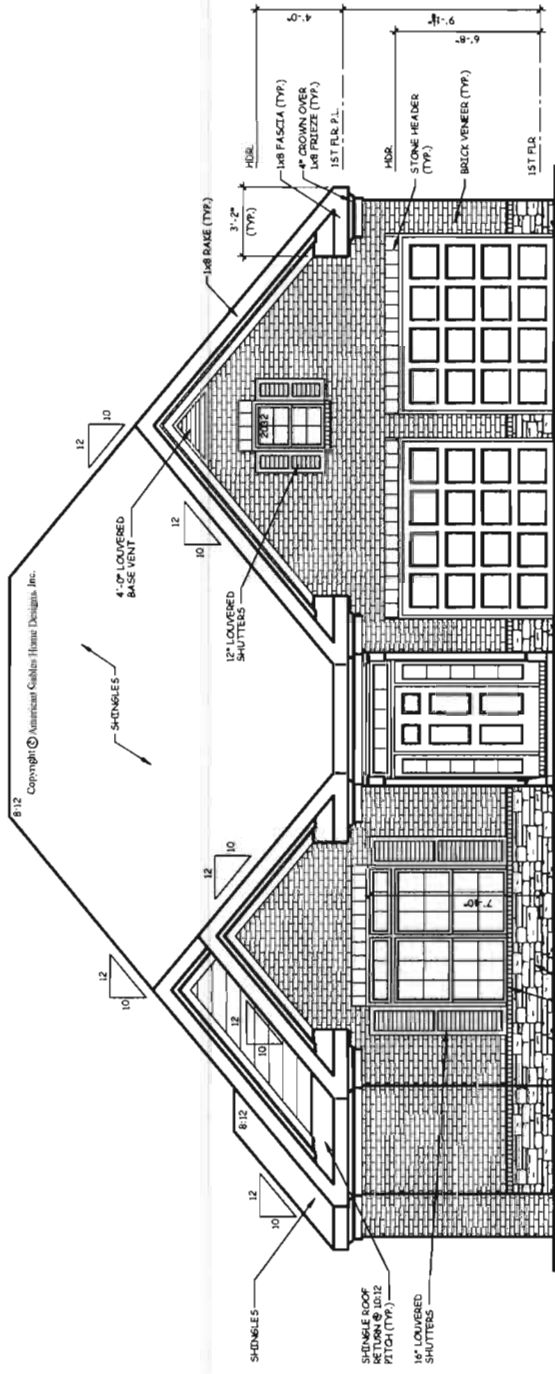
2 COLUMN DETAIL
SCALE: 3/4" = 1'-0"

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DATE: 08/21/18
REVISIONS:

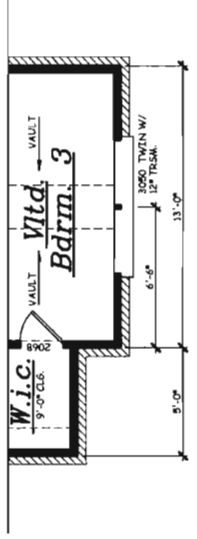
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MORNINGSIDE
FRONT ELEVATION "B"
FRONT ELEVATION "B"

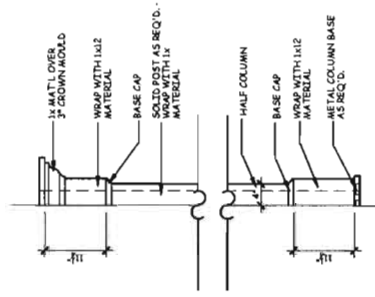
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1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



3 ELEVATION "B" FACADE PLAN
SCALE: 1/4" = 1'-0"



2 COLUMN DETAIL
SCALE: 3/4" = 1'-0"

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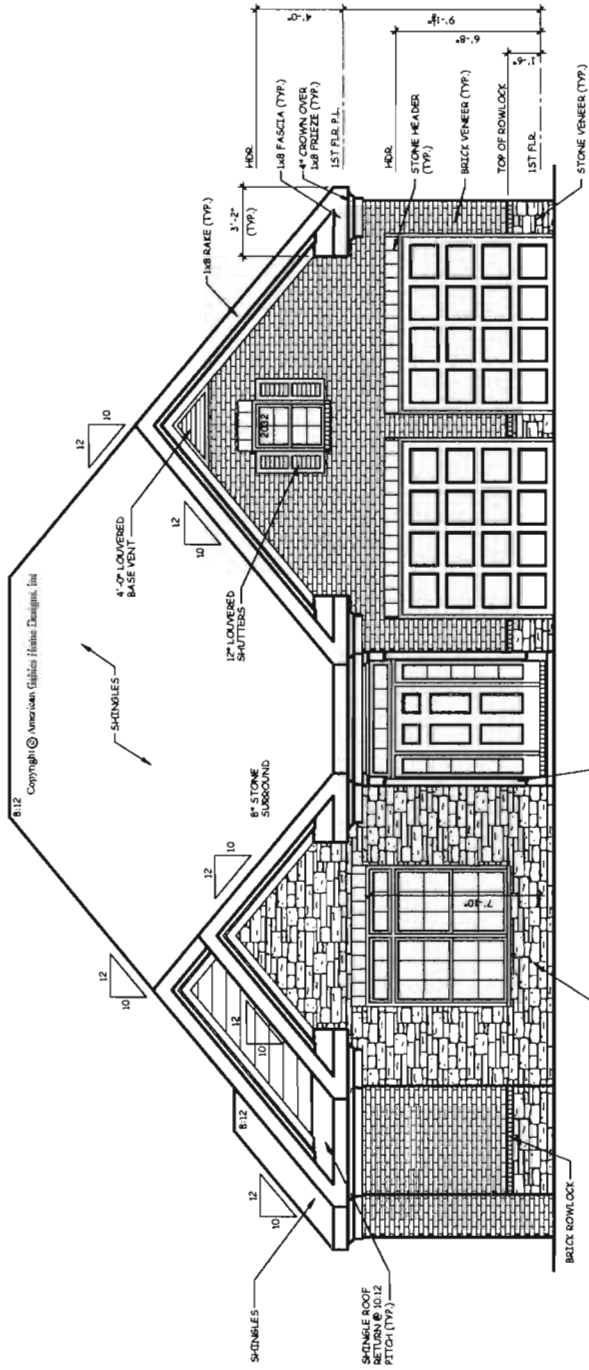
MORNINGSIDE
FRONT ELEVATION "C"

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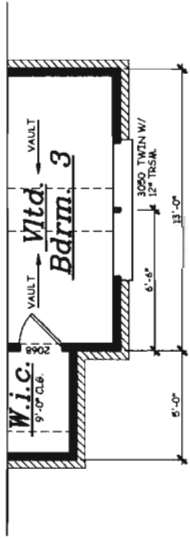
DRAWN BY: ANH
DATE: 08/21/18
REVISIONS:

Z-74 (2018)
Elevations and
Floor Plans

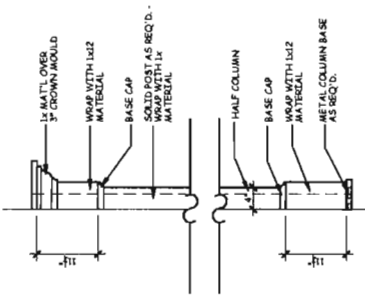
SHEET



1. FRONT ELEVATION "C"
ALL: SCALE: 1/4" = 1'-0"



3. ELEVATION "C" FACADE PLAN
ALL: SCALE: 1/4" = 1'-0"



2. COLUMN DETAIL
ALL: SCALE: 3/4" = 1'-0"

Z-74 (2018)
Elevations and
Floor Plans

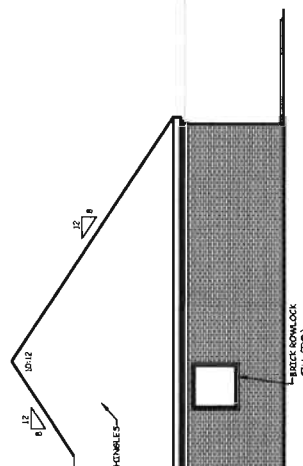
SHEET

DRAWN BY: AMH
DATE: 08/21/18
REVISIONS:

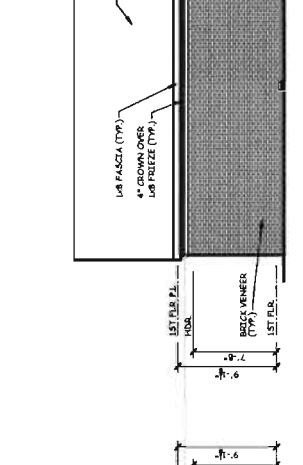
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MORNINGSIDE
SIDE & REAR
ELEVATIONS

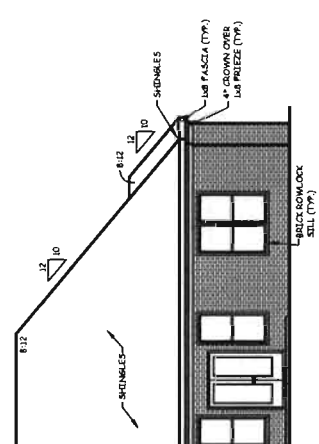
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1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: 08/21/18

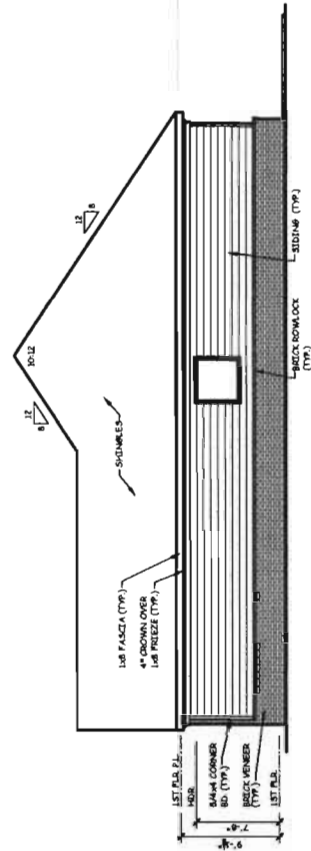
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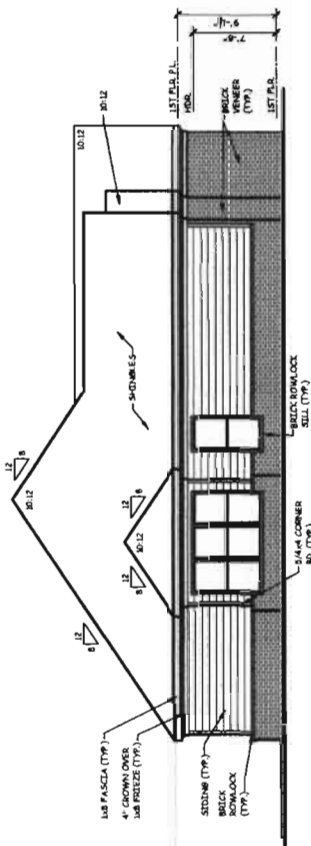
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MORNINGSIDE
OPTIONAL SIDE & REAR
ELEVATIONS

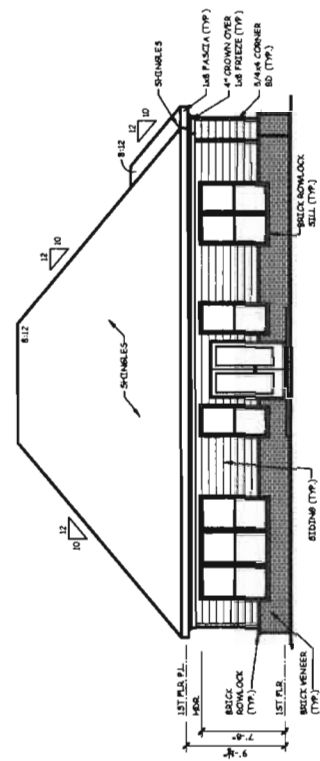
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2 OPT. RIGHT ELEVATION
A1.25 SCALE: 1/8" = 1'-0"



1 OPT. LEFT ELEVATION
A1.25 SCALE: 1/8" = 1'-0"



3 OPT. REAR ELEVATION
A1.25 SCALE: 1/8" = 1'-0"

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____