



**Community Development –
Zoning Division**

John Pederson – Division Manager

**Case No.
Z-68-2021**

Cobb County...Expect the Best!

ZONING CASE #

Z-68-2021

SITE BACKGROUND

Applicant	Tiffany Gray
Phone	678-278-9439
Email	tgray@tamgrealty.com
Representative Contact	Samuel McIntosh
Phone	770-756-4699
Email	smcintosh@civtechconsulting.com
Titleholder	TAMG Realty, Inc.
Property Location	Located on the east side Brookwood drive, north and south of the intersection of Virgil Lane, at the terminus of Bellemeade Circle, and the west side of Glore Road
Address	Brookwood Drive
Access to Property	Bellemeade Close, Glore Road

QUICK FACTS

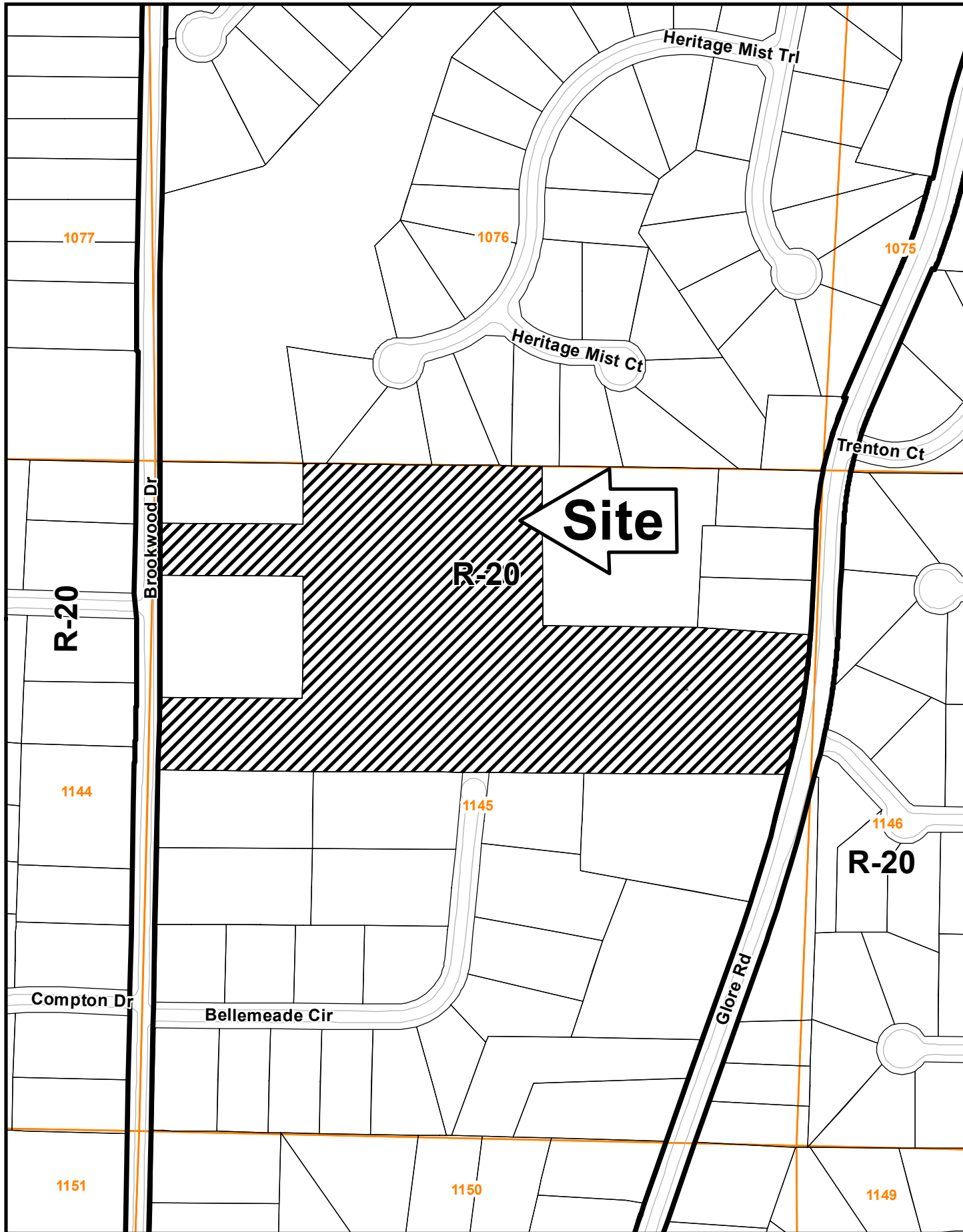
Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	FST
Proposed Use	Townhome Community
Future Land Use Designation	LDR
Site Acreage	11.39
District	19
Land Lot	1145
Parcel #	19114500470
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

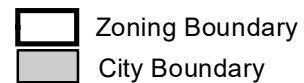
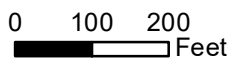
ATTACHMENTS

1. Z-68
2. Z-68-2021_Site Plan 080521
3. Z-68A
4. Z-68-2021_Summary of Intent 080521

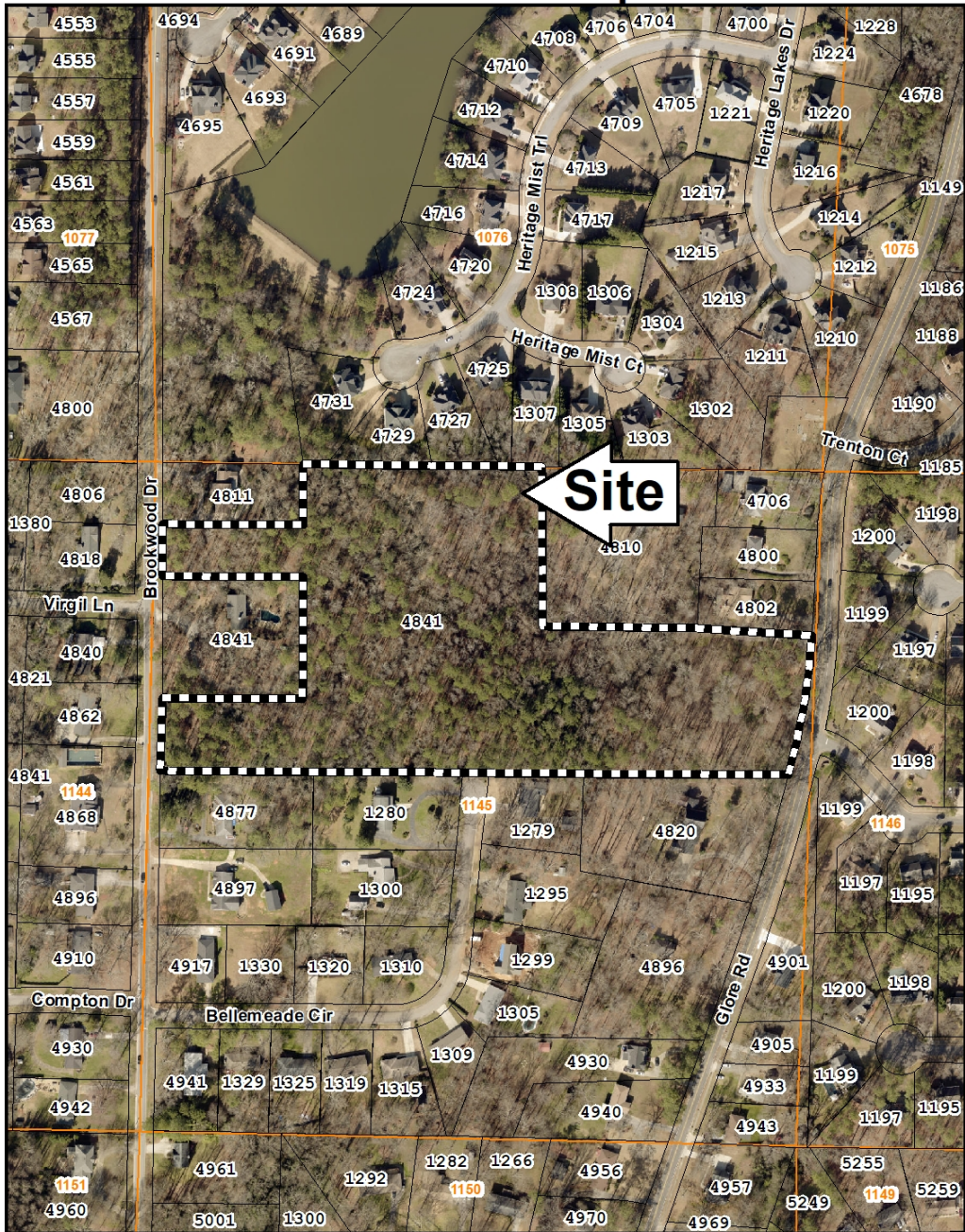
Z-68 2021-GIS



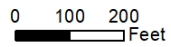
This map is provided for display and planning purposes only. It is not meant to be a legal description.





Z-68 Aerial Map

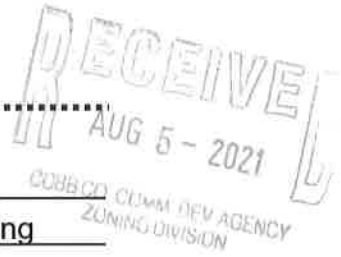


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-  Zoning Boundary
-  City Boundary

Summary of Intent for Rezoning



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

- a) **Proposed unit square-footage(s):** 40 Town homes each 3,000sf
- b) **Proposed building architecture:** Two story town homes, with wood siding
Aluminum Panel & metal canopy.
- c) **List all requested variances:** Stream buffer variance will be required to
construct a proposed walkway across the creek to link the two sections of
the development, giving easy access to the common amenities for all residents

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

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

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

- (1) the parcel will be divided into two separate parcels: the larger parcel will be used for the town homes, while the small parcel will remain with the current R-20 zoning to be developed separately as a single-family home with access from Brookwood Dr.
- (2) The town homes will connect to existing Cobb County water and sewer systems

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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 _____