

Application for "Other Business"

OB-17

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 4/18/2023

Applicant: Create Homes LLC

Phone #: (678) 978-2568

(applicant's name printed)

Address: 275 Washington Avenue NE, Marietta, GA 30060

E-Mail: Zach@createyourhome.com

Zach Brooks

Address: 275 Washington Avenue NE, Marietta, GA 30060

(representative's name, printed)

[Signature]

Phone #: (678) 978-2568

E-Mail: Zach@createyourhome.com

(representative's signature)

Signed, sealed and delivered in presence of



[Signature]

Notary Public

My commission expires:

3/25/23

Titleholder(s): CATHERINE LAWRENCE

Phone #:

770-294-9832

EQUITY TRUST COMPANY CUSTOMER # 200228282/

(property owner's name printed)

Address: 120 3rd STREET FAYETTEVILLE, GA. 30214

E-Mail:

N/A

[Signature]

(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature]

My commission expires:

05/19/2024

Notary Public

Commission District: 4

Zoning Case: O.B. 44

Size of property in acres: 2.703

Original Date of Hearing: 9/17/2019

Location: Magnolia Grove Subdivision, 844 & 854 Fontaine Rd, Mableton, GA 30126

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 35

District(s): 17

State specifically the need or reason(s) for Other Business:

Applicant is requesting relief by variance under Cobb County Code, Section 134-289 Mableton Form-Based Redevelopment;

(1) General Procedures; (c) Approvals Process; 2. Please reference the attached LOI for additional information regarding Variances being requested.

(List or attach additional information if needed)

Create Homes

A LIMITED LIABILITY COMPANY

3/14/2023

Cobb County Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064

**RE: Letter of Intent for Other Business Application
Magnolia Grove Subdivision
844 & 854 Fontaine Rd
Mableton, GA 30126
Parcel ID # 17003500200 & 17003500210**

Dear Board Members,

This correspondence is intended to serve as the Letter of Intent for requesting relief by variance under Cobb County Code, Section 134-286 Mableton Form-Based Redevelopment; (1) General Procedures; (c) Approvals Process; 2., on behalf of Create Homes LLC (applicant) in regard to the above referenced property.

Applicant is requesting a variance from the following standards:

1. *Mableton Form Based Implementation Code; Pg. 19; Table 5B. T3 Building Disposition and Configuration*
 - a. Applicant is requesting variance to the Principal Building Height maximum of 2-stories, to allow for the construction of 3-story townhomes.
2. *O.B. 44 Approval Comments regarding minimum unit width*
 - a. Applicant is requesting variance to the O.B. 44 approval comments stating 18ft minimum unit width, to allow for the construction of 16ft units. Applicant will provide a mixture of 16ft & 20ft units to provide a range of housing types, sizes and price levels within the community, which is consistent with the General Procedures of the Mableton Form-based Redevelopment Code (134-286, (1) General Procedures; (a) Intent; 1. Mableton Community; J.).

The property is developed for an 18 ft wide, 2-story townhome with no garage. We are seeking the above variance approvals to provide attached garages as a standard, and to create varying lifestyles and price points across the community.

If approved, the above variances will allow us to build out the community with a mixture of 16 ft wide, 3-story townhomes with a 1-car garage and 20 ft wide, 3-story townhomes with a 2-car garage, combined these unit widths will allow us to maintain the overall building dimensions as approved and developed, while providing a range of housing types, sizes and price levels within the community.

Create Homes

A LIMITED LIABILITY COMPANY

We believe, and hope the County will agree, that 3-story townhomes with attached garages is a far more desirable housing product, which can only be accomplished through approval of the requested variances.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Brooks", is written over a light gray rectangular background.

Zach Brooks

Create Homes LLC
275 Washington Avenue NE
Marietta, GA 30060
Zach@createyourhome.com
(678) 978-2568

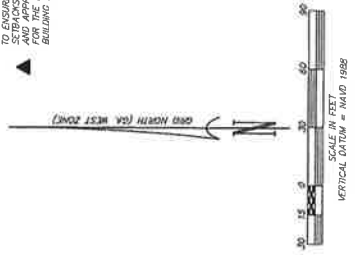
MAGNOLIA GROVE
 FINAL PLAN 3
 LOCATED IN LAND/OT 35
 17TH DISTRICT, JURISDICTION
 COBB COUNTY, GEORGIA
 NOVEMBER 4, 2022



THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 1.0 FOOT ABOVE THE FINISHED FLOOR ELEVATION (FFE) UNLESS FLOODING RAMPAGE WILL OCCUR. UNLESS FLOODING RAMPAGE WILL OCCUR, PROTECTIVE BUILDING WITH 1.0 FOOT OF FREEBOARD SHALL BE PROVIDED. THE HOUSES TO BE BUILT ON THESE LOTS TO DEMONSTRATE HOW OVERLAND FLOODING FROM NEARBY LOTS WILL BYPASS THE PROTECTIVE BUILDING. THE APPROVED HYDROLOGY STUDY, THE HOMES FIRST FLOOR/DAMAGE ELEVATION MUST BE 1' ABOVE THE TOP OF CURB.

* SITE PLANS MUST BE PREPARED SUBJECT TO THE APPROVED HYDROLOGY STUDY. THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 1.0 FOOT ABOVE THE FINISHED FLOOR ELEVATION (FFE) UNLESS FLOODING RAMPAGE WILL OCCUR. UNLESS FLOODING RAMPAGE WILL OCCUR, PROTECTIVE BUILDING WITH 1.0 FOOT OF FREEBOARD SHALL BE PROVIDED. THE HOUSES TO BE BUILT ON THESE LOTS TO DEMONSTRATE HOW OVERLAND FLOODING FROM NEARBY LOTS WILL BYPASS THE PROTECTIVE BUILDING. THE APPROVED HYDROLOGY STUDY, THE HOMES FIRST FLOOR/DAMAGE ELEVATION MUST BE 1' ABOVE THE TOP OF CURB.

TO ENSURE COMPLIANCE WITH WATER/SWOWER PLUMBING CODES, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT:

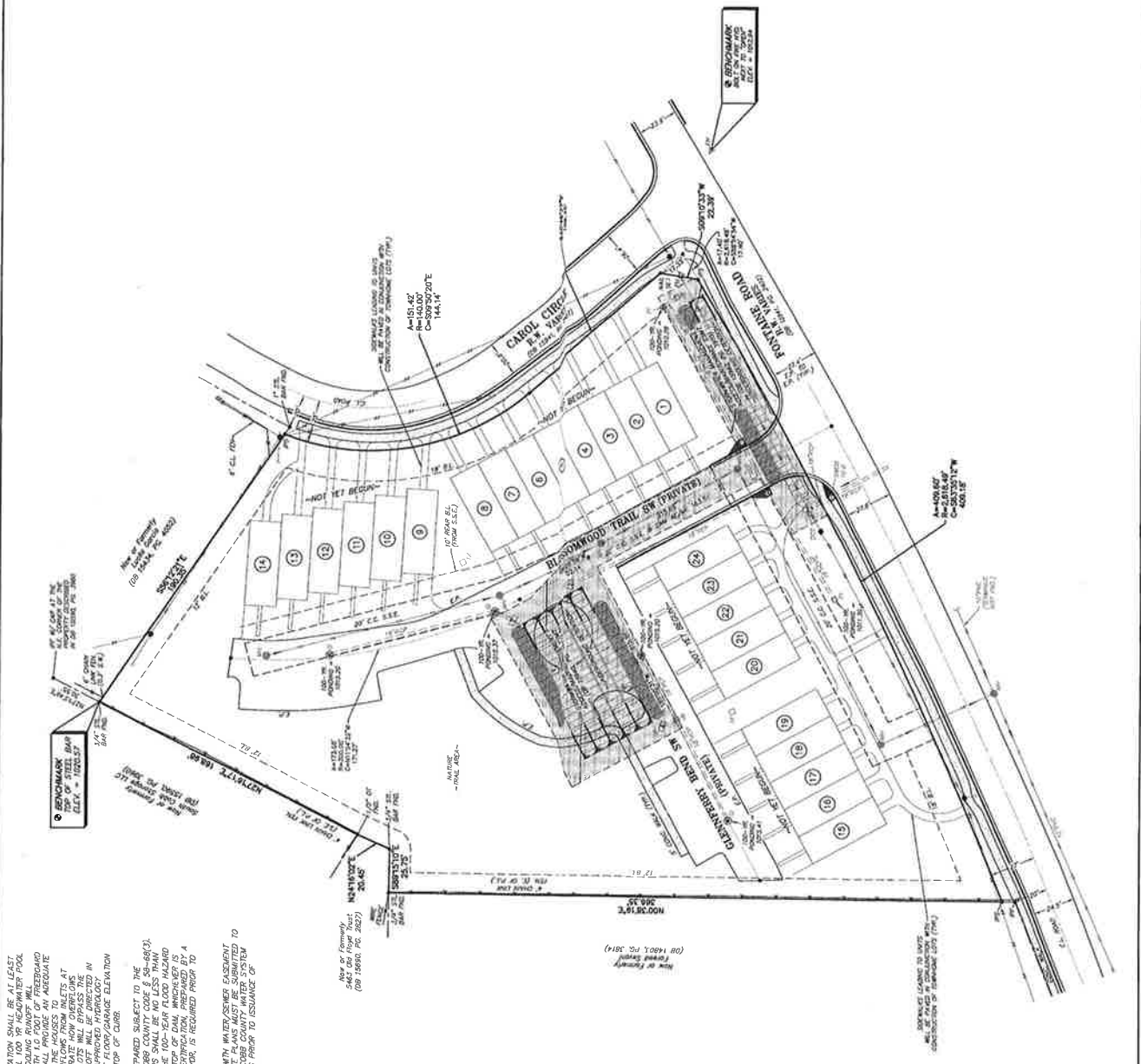


LOT NO.	MINIMUM FINISH FLOOR ELEVATION
1	101.00
2	101.00
3	101.00
4	101.00
5	101.00
6	101.00
7	101.00
8	101.00
9	101.00
10	101.00
11	101.00
12	101.00
13	101.00
14	101.00
15	101.00
16	101.00
17	101.00
18	101.00
19	101.00
20	101.00
21	101.00
22	101.00
23	101.00
24	101.00
25	101.00

LOT NO.	AREA (SQ FT)
1	101.00
2	101.00
3	101.00
4	101.00
5	101.00
6	101.00
7	101.00
8	101.00
9	101.00
10	101.00
11	101.00
12	101.00
13	101.00
14	101.00
15	101.00
16	101.00
17	101.00
18	101.00
19	101.00
20	101.00
21	101.00
22	101.00
23	101.00
24	101.00
25	101.00

TABLE TO BE COMPLETED BY THE PLANNING DEPARTMENT

SYMBOL	DESCRIPTION
1/2" REAR FILL	1/2" REAR FILL
R/W	RIGHT OF WAY
DR	DRAINAGE SWALE
DL	DRAINAGE SWALE
LL	LAND LOT LINE
CL	CONCRETE CURB
OT	OPEN TOP PIPE
OP	OPEN TOP PIPE
ACD	ASPH/CONCRETE DRIVE
AI	ASPH/CONCRETE DRIVE
MA	MANHOLE BOX
SM	SEWER MANHOLE
BM	BENCHMARK
PP	POWER POLE
CM	CONCRETE MONUMENT (NO. 1)
CC	BACK OF CURB
FC	FINISHED FLOOR
FE	FINISHED FLOOR
BL	BUILDING LINE
UG	UNDERGROUND POWER LINE
UG	UNDERGROUND POWER LINE



THE UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
 LUNSWAMY, LLC
 FAIRFAXVILLE, GA 30075
 PHONE: 404-312-6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND GAS LINES) SHOWN ON THIS SURVEY WERE LOCATED BY UTILIZING RADIO TRACKING EQUIPMENT AND OTHER AVAILABLE TECHNOLOGICAL METHODS. ANY NON-METALLIC UTILITIES (THROUGH THINER WIRE) ARE NOT LOCATED.

CONDUCTED AND DETERMINED THAT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE NOT OCCUPIED OR LOCATED USING THE METHODS AND PROCEDURES LISTED HEREIN. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCURATE AS SHOWN. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OBTAINED FROM THE UTILITY OWNERS.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UNDERGROUND UTILITY LEGEND

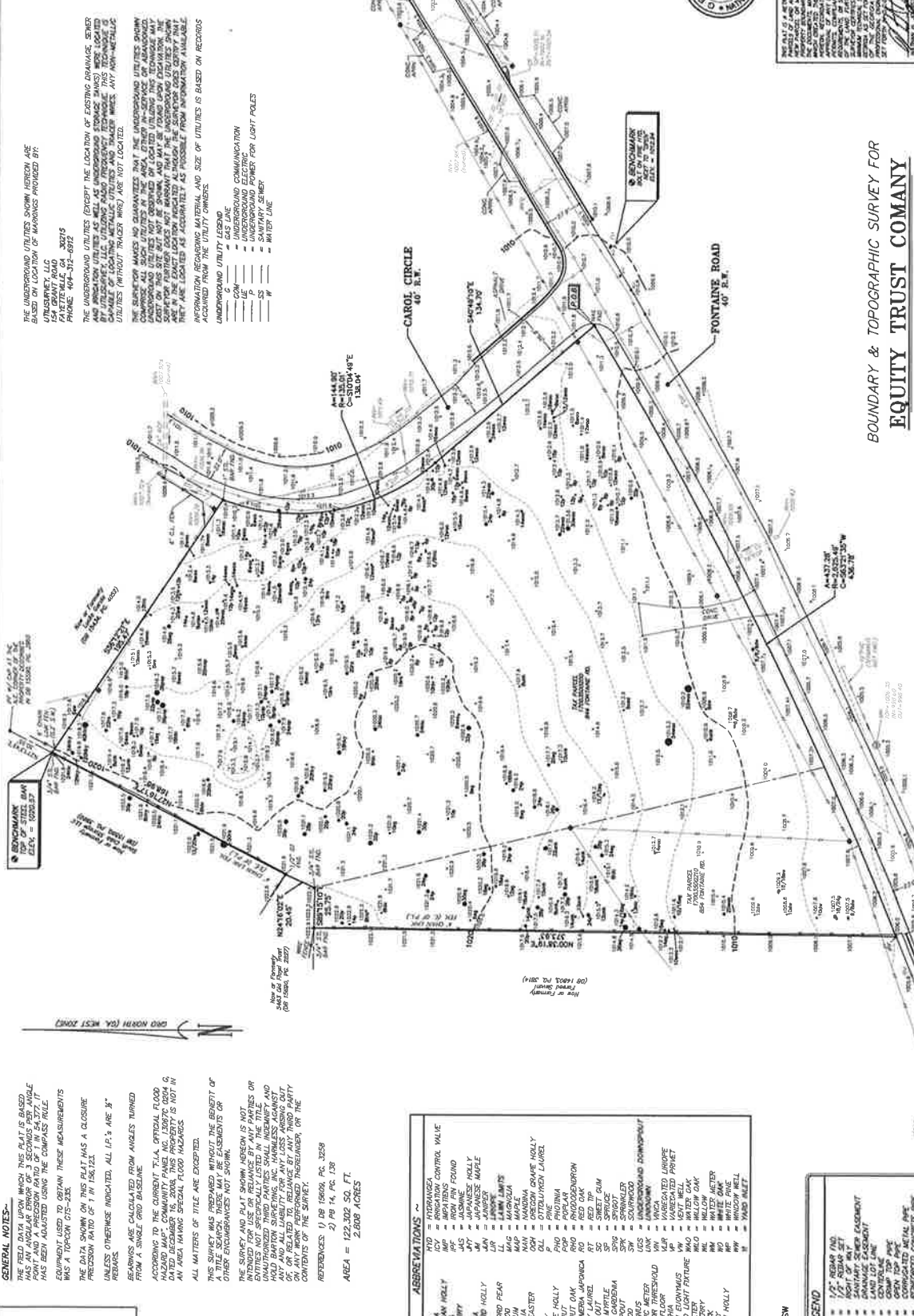
- GAS LINE
- SANITARY SEWER
- UNDERGROUND ELECTRIC
- TELEPHONE
- UNDERGROUND POWER FOR LIGHT POLES
- TELEVISION
- CABLE
- WATER LINE

DATE: 2-11-2021
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 30'



BOUNDARY & TOPOGRAPHIC SURVEY FOR
EQUITY TRUST COMPANY
 LOCATED IN LAND LOT 35
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA
 FEBRUARY 11, 2021 1"=30'

SCALE IN FEET
 VERTICAL DATUM IS NAVD 83
 CONTAINER APPROVAL # 3 P.18



GENERAL NOTES-

THE PLAN IS A REPRODUCTION OF A SURVEY MADE BY THE SURVEYOR AND HIS ASSISTANTS IN THE FIELD. THE SURVEYOR HAS NOT CONDUCTED ANY FIELD RECHECKS OF THE SURVEY DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY.

THE SURVEYOR HAS NOT CONDUCTED ANY FIELD RECHECKS OF THE SURVEY DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY.

THE SURVEYOR HAS NOT CONDUCTED ANY FIELD RECHECKS OF THE SURVEY DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY.

THE SURVEYOR HAS NOT CONDUCTED ANY FIELD RECHECKS OF THE SURVEY DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED BY ANY OTHER PARTY.

ABBREVIATIONS ~

AB	ALBANY
AC	ALCORN
AD	ANDREWS
AE	ANGEL
AF	ARIZONA
AG	ARIZONA
AH	ARIZONA
AI	ARIZONA
AJ	ARIZONA
AK	ARIZONA
AL	ALABAMA
AM	ALABAMA
AN	ALABAMA
AO	ALABAMA
AP	ALABAMA
AQ	ALABAMA
AR	ALABAMA
AS	ALABAMA
AT	ALABAMA
AU	ALABAMA
AV	ALABAMA
AW	ALABAMA
AX	ALABAMA
AY	ALABAMA
AZ	ALABAMA
BA	ALABAMA
BB	ALABAMA
BC	ALABAMA
BD	ALABAMA
BE	ALABAMA
BF	ALABAMA
BG	ALABAMA
BH	ALABAMA
BI	ALABAMA
BJ	ALABAMA
BK	ALABAMA
BL	ALABAMA
BM	ALABAMA
BN	ALABAMA
BO	ALABAMA
BP	ALABAMA
BQ	ALABAMA
BR	ALABAMA
BS	ALABAMA
BT	ALABAMA
BV	ALABAMA
BW	ALABAMA
BX	ALABAMA
BY	ALABAMA
BZ	ALABAMA
CA	ALABAMA
CB	ALABAMA
CC	ALABAMA
CD	ALABAMA
CE	ALABAMA
CF	ALABAMA
CG	ALABAMA
CH	ALABAMA
CI	ALABAMA
CJ	ALABAMA
CK	ALABAMA
CL	ALABAMA
CM	ALABAMA
CN	ALABAMA
CO	ALABAMA
CP	ALABAMA
CQ	ALABAMA
CR	ALABAMA
CS	ALABAMA
CT	ALABAMA
CU	ALABAMA
CV	ALABAMA
CW	ALABAMA
CX	ALABAMA
CY	ALABAMA
CZ	ALABAMA
DA	ALABAMA
DB	ALABAMA
DC	ALABAMA
DD	ALABAMA
DE	ALABAMA
DF	ALABAMA
DG	ALABAMA
DH	ALABAMA
DI	ALABAMA
DJ	ALABAMA
DK	ALABAMA
DL	ALABAMA
DM	ALABAMA
DN	ALABAMA
DO	ALABAMA
DP	ALABAMA
DQ	ALABAMA
DR	ALABAMA
DS	ALABAMA
DT	ALABAMA
DV	ALABAMA
DW	ALABAMA
DX	ALABAMA
DY	ALABAMA
DZ	ALABAMA
EA	ALABAMA
EB	ALABAMA
EC	ALABAMA
ED	ALABAMA
EE	ALABAMA
EF	ALABAMA
EG	ALABAMA
EH	ALABAMA
EI	ALABAMA
EJ	ALABAMA
EK	ALABAMA
EL	ALABAMA
EM	ALABAMA
EN	ALABAMA
EO	ALABAMA
EP	ALABAMA
EQ	ALABAMA
ER	ALABAMA
ES	ALABAMA
ET	ALABAMA
EU	ALABAMA
EV	ALABAMA
EW	ALABAMA
EX	ALABAMA
EY	ALABAMA
EZ	ALABAMA
FA	ALABAMA
FB	ALABAMA
FC	ALABAMA
FD	ALABAMA
FE	ALABAMA
FF	ALABAMA
FG	ALABAMA
FH	ALABAMA
FI	ALABAMA
FJ	ALABAMA
FK	ALABAMA
FL	ALABAMA
FM	ALABAMA
FN	ALABAMA
FO	ALABAMA
FP	ALABAMA
FQ	ALABAMA
FR	ALABAMA
FS	ALABAMA
FT	ALABAMA
FV	ALABAMA
FW	ALABAMA
FX	ALABAMA
FY	ALABAMA
FZ	ALABAMA
GA	ALABAMA
GB	ALABAMA
GC	ALABAMA
GD	ALABAMA
GE	ALABAMA
GF	ALABAMA
GG	ALABAMA
GH	ALABAMA
GI	ALABAMA
GJ	ALABAMA
GK	ALABAMA
GL	ALABAMA
GM	ALABAMA
GN	ALABAMA
GO	ALABAMA
GP	ALABAMA
GQ	ALABAMA
GR	ALABAMA
GS	ALABAMA
GT	ALABAMA
GU	ALABAMA
GV	ALABAMA
GW	ALABAMA
GX	ALABAMA
GY	ALABAMA
GZ	ALABAMA
HA	ALABAMA
HB	ALABAMA
HC	ALABAMA
HD	ALABAMA
HE	ALABAMA
HF	ALABAMA
HG	ALABAMA
HH	ALABAMA
HI	ALABAMA
HJ	ALABAMA
HK	ALABAMA
HL	ALABAMA
HM	ALABAMA
HN	ALABAMA
HO	ALABAMA
HP	ALABAMA
HQ	ALABAMA
HR	ALABAMA
HS	ALABAMA
HT	ALABAMA
HV	ALABAMA
HW	ALABAMA
HX	ALABAMA
HY	ALABAMA
HZ	ALABAMA
IA	ALABAMA
IB	ALABAMA
IC	ALABAMA
ID	ALABAMA
IE	ALABAMA
IF	ALABAMA
IG	ALABAMA
IH	ALABAMA
II	ALABAMA
IJ	ALABAMA
IK	ALABAMA
IL	ALABAMA
IM	ALABAMA
IN	ALABAMA
IO	ALABAMA
IP	ALABAMA
IQ	ALABAMA
IR	ALABAMA
IS	ALABAMA
IT	ALABAMA
IV	ALABAMA
IW	ALABAMA
IX	ALABAMA
IY	ALABAMA
IZ	ALABAMA
JA	ALABAMA
JB	ALABAMA
JC	ALABAMA
JD	ALABAMA
JE	ALABAMA
JF	ALABAMA
JG	ALABAMA
JH	ALABAMA
JI	ALABAMA
IJ	ALABAMA
JK	ALABAMA
JL	ALABAMA
JM	ALABAMA
JN	ALABAMA
JO	ALABAMA
JP	ALABAMA
JQ	ALABAMA
JR	ALABAMA
JS	ALABAMA
JT	ALABAMA
JV	ALABAMA
JW	ALABAMA
JX	ALABAMA
JY	ALABAMA
JZ	ALABAMA
KA	ALABAMA
KB	ALABAMA
KC	ALABAMA
KD	ALABAMA
KE	ALABAMA
KF	ALABAMA
KG	ALABAMA
KH	ALABAMA
KI	ALABAMA
KJ	ALABAMA
KK	ALABAMA
KL	ALABAMA
KM	ALABAMA
KN	ALABAMA
KO	ALABAMA
KP	ALABAMA
KQ	ALABAMA
KR	ALABAMA
KS	ALABAMA
KT	ALABAMA
KV	ALABAMA
KW	ALABAMA
KX	ALABAMA
KY	ALABAMA
KZ	ALABAMA
LA	ALABAMA
LB	ALABAMA
LC	ALABAMA
LD	ALABAMA
LE	ALABAMA
LF	ALABAMA
LG	ALABAMA
LH	ALABAMA
LI	ALABAMA
LJ	ALABAMA
LK	ALABAMA
LL	ALABAMA
LM	ALABAMA
LN	ALABAMA
LO	ALABAMA
LP	ALABAMA
LQ	ALABAMA
LR	ALABAMA
LS	ALABAMA
LT	ALABAMA
LV	ALABAMA
LW	ALABAMA
LX	ALABAMA
LY	ALABAMA
LZ	ALABAMA
MA	ALABAMA
MB	ALABAMA
MC	ALABAMA
MD	ALABAMA
ME	ALABAMA
MF	ALABAMA
MG	ALABAMA
MH	ALABAMA
MI	ALABAMA
MJ	ALABAMA
MK	ALABAMA
ML	ALABAMA
MM	ALABAMA
MN	ALABAMA
MO	ALABAMA
MP	ALABAMA
MQ	ALABAMA
MR	ALABAMA
MS	ALABAMA
MT	ALABAMA
MV	ALABAMA
MW	ALABAMA
MX	ALABAMA
MY	ALABAMA
MZ	ALABAMA
NA	ALABAMA
NB	ALABAMA
NC	ALABAMA
ND	ALABAMA
NE	ALABAMA
NF	ALABAMA
NG	ALABAMA
NH	ALABAMA
NI	ALABAMA
NJ	ALABAMA
NK	ALABAMA
NL	ALABAMA
NM	ALABAMA
NN	ALABAMA
NO	ALABAMA
NP	ALABAMA
NQ	ALABAMA
NR	ALABAMA
NS	ALABAMA
NT	ALABAMA
NV	ALABAMA
NW	ALABAMA
NX	ALABAMA
NY	ALABAMA
NZ	ALABAMA
OA	ALABAMA
OB	ALABAMA
OC	ALABAMA
OD	ALABAMA
OE	ALABAMA
OF	ALABAMA
OG	ALABAMA
OH	ALABAMA
OI	ALABAMA
OJ	ALABAMA
OK	ALABAMA
OL	ALABAMA
OM	ALABAMA
ON	ALABAMA
OO	ALABAMA
OP	ALABAMA
OQ	ALABAMA
OR	ALABAMA
OS	ALABAMA
OT	ALABAMA
OV	ALABAMA
OW	ALABAMA
OX	ALABAMA
OY	ALABAMA
OZ	ALABAMA
PA	ALABAMA
PB	ALABAMA
PC	ALABAMA
PD	ALABAMA
PE	ALABAMA
PF	ALABAMA
PG	ALABAMA
PH	ALABAMA
PI	ALABAMA
PJ	ALABAMA
PK	ALABAMA
PL	ALABAMA
PM	ALABAMA
PN	ALABAMA
PO	ALABAMA
PP	ALABAMA
PQ	ALABAMA
PR	ALABAMA
PS	ALABAMA
PT	ALABAMA
PV	ALABAMA
PW	ALABAMA
PX	ALABAMA
PY	ALABAMA
PZ	ALABAMA
QA	ALABAMA
QB	ALABAMA
QC	ALABAMA
QD	ALABAMA
QE	ALABAMA
QF	ALABAMA
QG	ALABAMA
QH	ALABAMA
QI	ALABAMA
QJ	ALABAMA
QK	ALABAMA
QL	ALABAMA
QM	ALABAMA
QN	ALABAMA
QO	ALABAMA
QP	ALABAMA
QQ	ALABAMA
QR	ALABAMA
QS	ALABAMA
QT	ALABAMA
QV	ALABAMA
QW	ALABAMA
QX	ALABAMA
QY	ALABAMA
QZ	ALABAMA
RA	ALABAMA
RB	ALABAMA
RC	ALABAMA
RD	ALABAMA
RE	ALABAMA
RF	ALABAMA
RG	ALABAMA
RH	ALABAMA
RI	ALABAMA
RJ	ALABAMA
RK	ALABAMA
RL	ALABAMA
RM	ALABAMA
RN	ALABAMA
RO	ALABAMA
RP	ALABAMA
RQ	ALABAMA
RR	ALABAMA
RS	ALABAMA
RT	ALABAMA
RV	ALABAMA
RW	ALABAMA
RX	ALABAMA
RY	ALABAMA
RZ	ALABAMA
SA	ALABAMA
SB	ALABAMA
SC	ALABAMA
SD	ALABAMA
SE	ALABAMA
SF	ALABAMA
SG	ALABAMA
SH	ALABAMA
SI	ALABAMA
SJ	ALABAMA
SK	ALABAMA
SL	ALABAMA
SM	ALABAMA
SN	ALABAMA
SO	ALABAMA
SP	ALABAMA
SQ	ALABAMA
SR	ALABAMA
SS	ALABAMA
SV	ALABAMA
SW	ALABAMA
SX	ALABAMA
SY	ALABAMA
SZ	ALABAMA
TA	ALABAMA
TB	ALABAMA
TC	ALABAMA
TD	ALABAMA
TE	ALABAMA
TF	ALABAMA
TG	ALABAMA
TH	ALABAMA
TI	ALABAMA
TJ	ALABAMA
TK	ALABAMA
TL	ALABAMA
TM	ALABAMA
TN	ALABAMA
TO	ALABAMA
TP	ALABAMA
TQ	ALABAMA
TR	ALABAMA
TS	ALABAMA
TV	ALABAMA
TW	ALABAMA
TX	ALABAMA
TY	ALABAMA
TZ	ALABAMA
UA	ALABAMA
UB	ALABAMA
UC	ALABAMA
UD	ALABAMA
UE	ALABAMA
UF	ALABAMA
UG	ALABAMA
UH	ALABAMA
UI	ALABAMA
UJ	ALABAMA
UK	ALABAMA
UL	ALABAMA
UM	ALABAMA
UN	ALABAMA
UO	ALABAMA
UP	ALABAMA
UQ	ALABAMA
UR	ALABAMA
US	ALABAMA
UT	ALABAMA
UV	ALABAMA
UW	ALABAMA
UX	ALABAMA
UY	ALABAMA
UZ	ALABAMA
VA	ALABAMA
VB	ALABAMA
VC	ALABAMA
VD	ALABAMA
VE	ALABAMA
VF	ALABAMA
VG	ALABAMA
VH	ALABAMA
VI	ALABAMA
VJ	ALABAMA
VK	ALABAMA
VL	ALABAMA
VM	ALABAMA
VN	ALABAMA
VO	ALABAMA
VP	ALABAMA
VQ	ALABAMA
VR	ALABAMA
VS	ALABAMA
VT	ALABAMA
VV	ALABAMA
VW	ALABAMA
VX	ALABAMA
VY	ALABAMA
VZ	ALABAMA
WA	ALABAMA
WB	ALABAMA
WC	ALABAMA
WD	ALABAMA
WE	ALABAMA
WF	ALABAMA
WG	ALABAMA
WH	ALABAMA
WI	ALABAMA
WJ	ALABAMA
WK	ALABAMA
WL	ALABAMA
WM	ALABAMA
WN	ALABAMA

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
SEPTEMBER 17, 2019
PAGE 5**

CONSENT AGENDA

MOTION: Motion by Boyce, second by Ott, to **approve** the following cases on the Consent Agenda, *as revised*:

At the call for Z-48 (SAW Holding, LLC), the Applicant was present and there was no opposition present. Due to the Applicant having further questions regarding the stipulations, Z-48 was pulled from the Consent Agenda and heard on the Regular Agenda in its numerical order (see page 9 of these minutes for the final resolution).

Z-54 **KAY L. PORTER (TRUDE)** (Kay L. Trude, owner) requesting rezoning from **GC** to **NRC** for the purpose of a traditional neighborhood commercial/retail in land lot 107 of the 16th district. Located on the west side of Alabama Road, north of Sandy Plains Road (4781 Alabama Road).

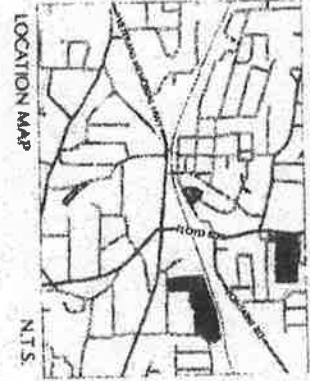
To **approve** Z-54 to the **NRC** zoning district, subject to:

1. **Site plan received by the Zoning Division on June 3, 2019, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Neighborhood retail uses and professional offices *only***
3. **Variance as listed in Zoning comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. ~~Department of Transportation comments and recommendations~~

O.B. 44 To consider an amendment to the Regulating Plan for the Mableton Form-Based Code for Catherine Lawrence regarding property located at the northwest intersection of Fontaine Road and Carol Circle in land lot 35 of the 17th district. *(Previously continued by Staff until the September 17, 2019, Board of Commissioners' Zoning hearing)*

To **approve** O.B. 44, subject to:

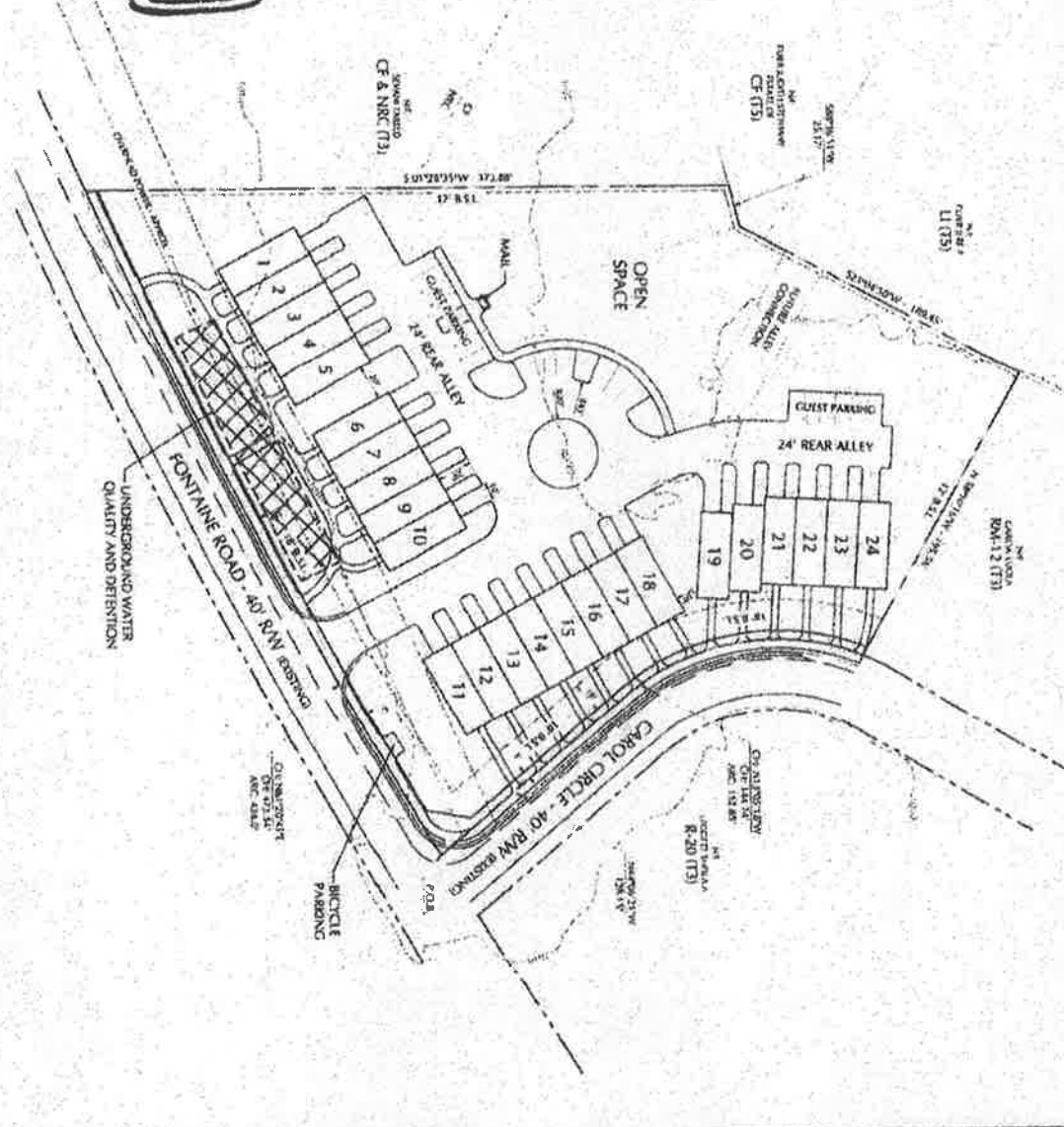
1. **Deletion of the request to a variance to the Transect Zone 3 metrics to allow townhouse style units with the unit width, as shown on the site plan received by the Zoning Division on June 6, 2019, (attached and made a part of these minutes) with the District Commissioner approving the final site plan.**



NET SITE AREA	2.8 AC
CROSS SITE AREA	3.09 AC
PROPOSED HOMES	24
DENSITY	7.7 U/AC
EXISTING ZONING	RD (T3)
PROPOSED ZONING	RD (T4)
RESIDENT SPACES	48
GUEST PARKING SPACES	19
IMPERVIOUS SURFACE	1.3 AC (45.7%)
BUILDING COVERAGE	21,600 SF (77.7%)
MIN. UNIT SIZE	18' X 50'

- NOTES
1. ACCORDING TO FEDERAL FLOOD INSURANCE ACT AND FLOOD HAZARD IDENTIFICATION, CERTAIN PARTS OF THIS TRACT ARE IN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS SHOWN ON THE ATTACHED FLOOD HAZARD IDENTIFICATION MAP.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.
 10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE FLOOD HAZARD IDENTIFICATION MAP.

RECEIVED
 JUN 06 2019
 COBB COUNTY PLANNING DEPARTMENT
 ZONING DIVISION



FONTAINE ROAD TRACT
 COBB COUNTY, GEORGIA - LAND LOT 35, 17TH DIST., 2ND SECT.
RAVEN RESIDENTIAL
 GAINESVILLE, GEORGIA

ZONING PLAN

Z-1

1 of 1

Not Ready for Construction