



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-32-2023

### **SITE BACKGROUND**

Applicant	Toll Southeast LP Company, Inc
Phone	770-518-4896
Email	cdill@tollbrothers.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cameron Farms, LLC
Property Location	Located on the northwest side of Ross Road, north of Sandy Plains Road
Address	1901 Ross Road, 4299 Farmbrook Lane
Access to Property	Ross Road

### **QUICK FACTS**

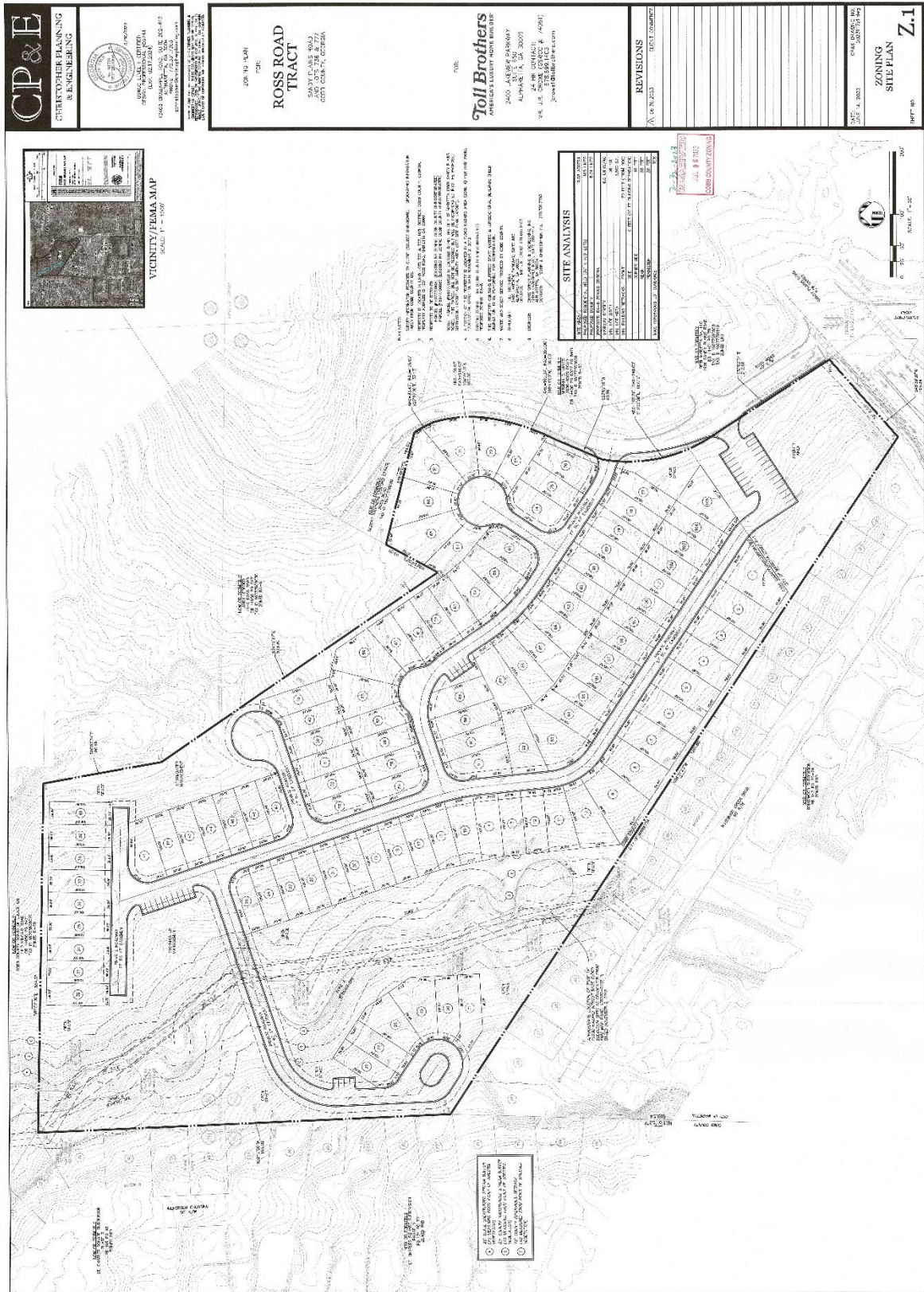
Commission District	3-Birrell
Current Zoning	RR
Current Use of Property	Single-family residential
Proposed Zoning	RA-6
Proposed Use	Single-family Residential
Future Land Use	MDR
Site Acreage	19.68
District	16
Land Lot	736, 777
Parcel #	16073600060, 16077700080
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

(Zoning Staff Member: Cameron Jones)

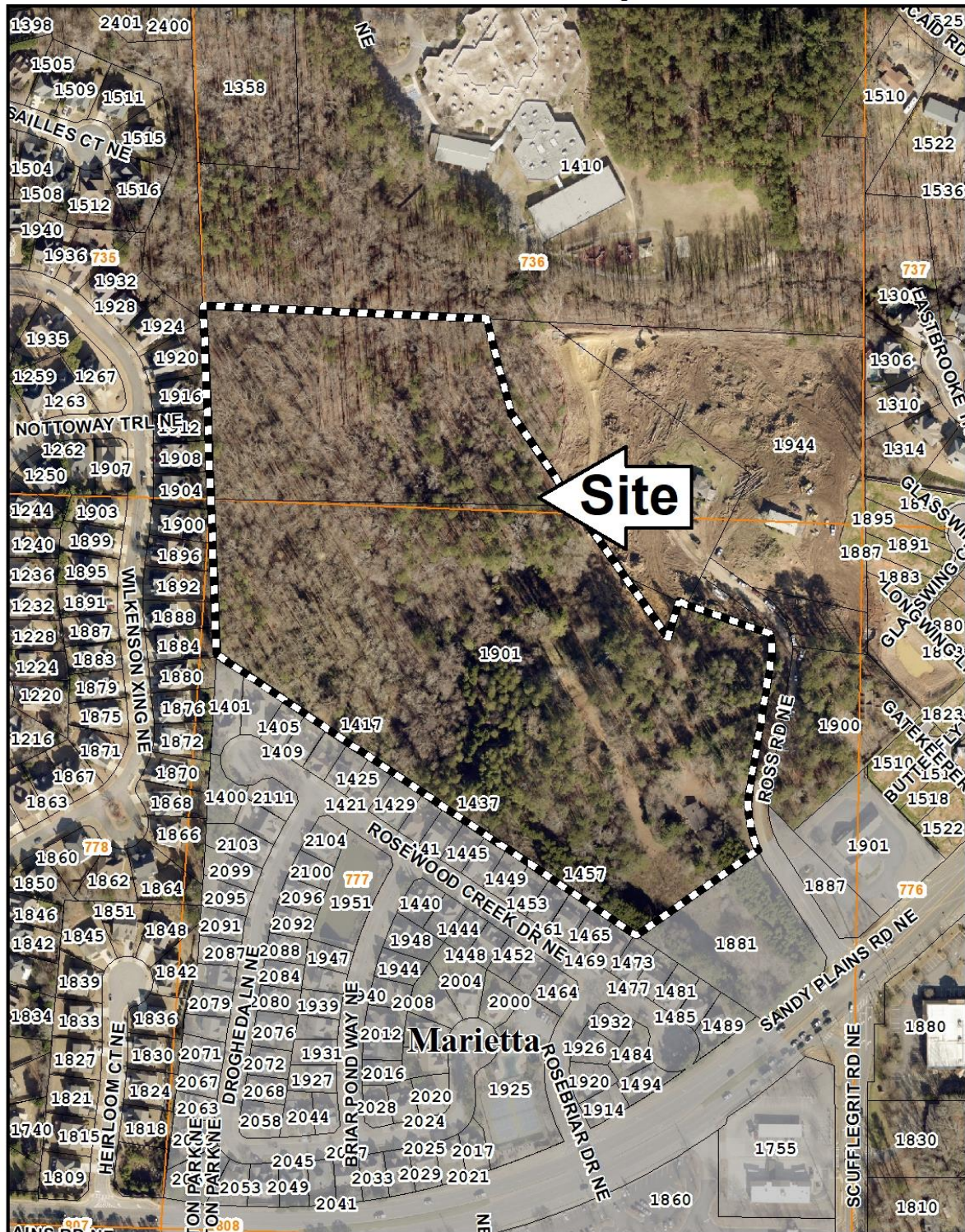
Based on the analysis of this case, Staff recommends **DELETING to RA-5**, subject to:

1. Board of Commissioners to approve the final site plan, with the District Commissioner approving minor modifications;
2. Detached units only;
3. Maximum of 5 units per acre;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Planning Division comments and recommendations;
7. Site Plan Review comments and recommendations;
8. Stormwater Management Division comments and recommendations; and
9. Department of Transportation comments and recommendations







## Z-32 Aerial Map

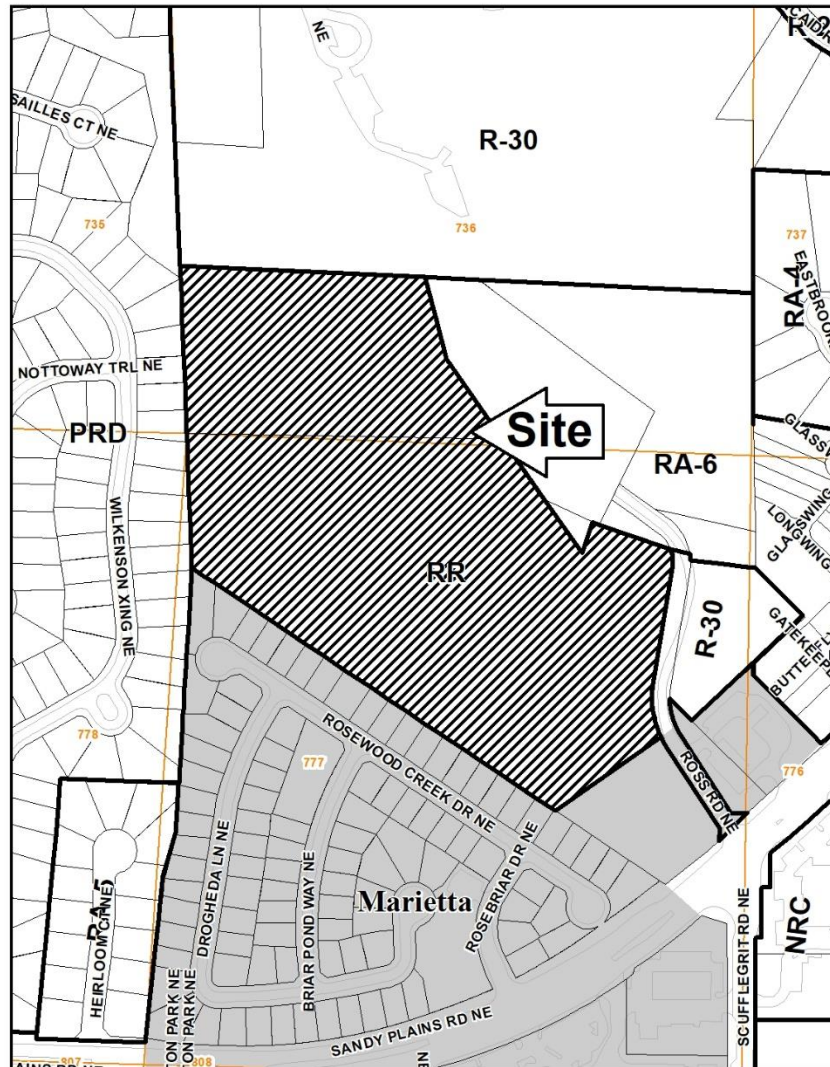


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400  
Feet

 Zoning Boundary  
 City Boundary



North**Zoning:** R-30/ Kincaid Elementary School**Future Land Use:** PI**Z-32 2023 GIS**WEST**Zoning:** PDR/  
Single Family  
Homes**Future Land  
Use:** MDREAST**Zoning:** RA-6,  
R-30/ Vacant  
Land**Future Land  
Use:** MDRSOUTH**Zoning:** City of Marietta**Future Land Use:** N/A

**Current zoning district for the property**

The RR district is established to provide locations for large useable areas for limited residential, agricultural, park and open space needs. This district also serves to correlate growth with utility, service and transportation needs until urbanization is warranted. RR uses or residentially compatible institutional and recreational uses should be located 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 RR 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 RA-6 district is established to provide locations for the development of single-family detached or attached residential dwelling units including the combination of duplexes, triplexes and quadruplexes. The dwelling units are to be designed so as to be placed on an individual lot attached to another dwelling unit or on an adjoining lot where the units will be attached by a common party wall. This residential use is designed to be located within a regional activity center as defined and shown on the Cobb County Comprehensive Plan. When residentially compatible institutional and recreational uses are developed within the RA-6 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 to the RA-6 single-family attached/detached residential district to develop a 105-unit single-family detached residential community on a 19.68 acre site. The proposed homes will be a minimum of 2,800 square feet in size and of traditional architecture.

**Residential criteria**

Allowable units as zoned: 19

Proposed # of units: 105

Net density: 5.68

Increase of units: 86

Acres of floodplain/wetlands: 1.18

Impervious surface shown: 70%

**Are there any zoning variances?**

Yes,

1. Reduce the minimum lot size from 6,200 square feet to 3,600 square feet;
2. Reduce the required minimum lot width from 70 feet to 36 feet;
3. Reduce the front setback from 25 feet to 20 feet;
4. Reduce the side setback from 5 feet to 0 feet;
5. Reduce the minimum width between dwelling units from 15 feet to 10 feet; and
6. Increase the maximum impervious coverage from 45% to 70%.

07/24/23

**The proposed zoning case, as presented, must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office**

**FIRE DEPARTMENT ACCESS:**

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.0%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

**ACCESS GATES:**

Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

**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.



(continued)

- 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. (Cobb County Development Standards 401.8.2)

**FIRE HYDRANT:**

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

**FIRE PROTECTION:**

Automatic sprinkler protection must be provided where mandated by the applicable codes.

**CERTIFICATE OF OCCUPANCY:**

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

**Jeff Byrd**

(770) 528-8814

[Jeffrey.Byrd@cobbcounty.org](mailto:Jeffrey.Byrd@cobbcounty.org)

## **Z-32-2023 DEPARTMENT COMMENTS – Site Plan Review (Arborist)**

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**07/28/2023**

**The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.**

**Z-32-2023      DEPARTMENT COMMENTS – Cemetery Preservation**

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No comment



9/5/23

Approval of this petition will not have an impact on the enrollment of schools since all are **UNDER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Kincaid ES	762	625	-137
Daniell MS	1175	1008	-167
Sprayberry HS	2087	1788	-299

07/26/2023

### **Site Data**

1. Address: 1901 Ross Road, 4299 Farmbrook Lane
2. District: 3
3. Existing Zoning: RR Existing Allowable Impervious Coverage: 25%
4. Proposed Zoning: RA-6 Allowable Future Impervious Coverage: 45%
5. Future Land Use: MDR

### **Existing Conditions**

#### **Floodplain Information**

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: A
2. FEMA Map Number: 13067C0107H

#### **Stormwater Information**

1. Drainage Basin: Noonday Creek Basin
2. State Stream Buffers: Yes Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes. The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Wetlands: No / Yes / Possibly, Not Verified Location: Within Streambanks

#### **Topography Information**

1. General site Description:
2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream.
3. Potential or known drainage problems may exist downstream from this site.

### **Project Design Comments and Recommendations**

*The following comments and recommendations are typically required at the time of plan review and permitting.*

#### **Existing Onsite and Offsite Ponds and/or Lakes Design Requirements**

1. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion

## **Z-32-2023    DEPARTMENT COMMENTS – Stormwater Management**

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(continued)

Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".

### **Proposed Project Onsite Design Requirements**

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes.
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.
5. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
6. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
7. The proposed "dedicated" stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20' minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of



## **Z-32-2023 DEPARTMENT COMMENTS – Stormwater Management**

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(continued)

mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
11. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.
12. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
13. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
14. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

### **Special Conditions**

1. Contact Cobb County Stormwater Management for Floodplain Zone A information including map. Cross sections, and elevations.

7/28/2023

**Comprehensive Plan Future Land Use Designation:** Medium Density Residential

The subject tract is within the Medium Density Residential (MDR) future land use category. The purpose of MDR is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.

**Future Land Use Sub-Category?** N/A☐ Consistent ☒ Inconsistent

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**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**Is the proposal within one-half mile of a city boundary? ☒ Yes ☐ No

If yes, which City: Marietta

Was the city notified? Yes

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**Specific Area Policy Guidelines:** ☐ Yes ☒ No  
**Policy:**

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**Masterplan/ Corridor Study:** ☐ Yes ☒ No  
**Name of Masterplan/Corridor Study:** N/A

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**Design guidelines area?** ☐ Yes ☒ No  
**If yes, design guidelines area?** N/A  
**Does the proposal plan comply with the design requirements?** N/A

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**Is the property within an Opportunity Zone?** ☐ Yes ☒ No  
**If yes, Opportunity Zone?** N/A

*(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)*

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**Is the property within an Enterprise Zone?** ☐ Yes ☒ No  
**If yes, Enterprise Zone?** N/A

*(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)*

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**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.)*

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**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)*

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**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](http://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

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**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 3000' of Dobbins ARB?

☐ 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

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**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.



7/26/23 – DATE OPTIONAL

**Water comments:**At development: ☒ YES ☐ NOFire flow test required: ☒ YES ☐ NO

Size/location of existing water main(s): 8" in Sandy Plains Rd, 6" in Ross Rd

Additional water comments: Development Standards require two water feeds

**Sewer comments:**In the drainage basin: ☒ YES ☐ NOAt development: ☒ YES ☐ NO

Approx. distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = 16,800

Peak flow = 42,000

Treatment plant: Noonday WRF

Plant capacity: ☒ Yes ☐ NOProjected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 yearsOff-site easement required: ☐ YES\* ☒ NOLine capacity study required: ☐ YES ☒ NOLetter of allocation issued: ☐ YES ☒ NOSeptic tank recommended by this department: ☐ YES ☒ NOSubject to Health Department approval: ☐ YES ☒ NO

Additional sewer comments:

\*If off-site easements are required, the developer/owner must submit easements to 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: 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. 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.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Ross Road	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Ross Road	NA	NA	NA

NA = Not Available

ITE Land Use	Description	Expected Size (units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
210	Single Family Homes	105	19	54	74	62	37	99	990

vph = vehicles per hour, vpd = vehicles per day

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> edition.

### Comments and observations

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

In accordance with Cobb County Code 134-121 and based on site plan received July 6, 2023, this development requires a traffic impact study submittal. Our department received a Submittal 1 traffic study dated July 6, 2023. The recommendations below are based on the information received.

### 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 Ross Road, a minimum of 25' from the roadway centerline.
2. Recommend installing curb, gutter, and sidewalk along the Ross Road frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
3. Recommend Ross Road access include left turn lane to address safety due to the density of the proposed development. This recommendation is pursuant to Cobb County

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Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (Green Book), 7th Edition. Recommend location and design of the left turn lane be determined during plan review, subject to Cobb DOT approval.

4. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
5. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.
6. Recommend a minimum of 50' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and Ross Road. This recommendation is pursuant to Cobb County Development Standard 402.7 and Cobb County Development Standard Detail 116R, Residential Driveway Standard.
7. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and interior roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.
8. Recommend curb and gutter along both sides and sidewalk along one side of proposed private roadway. Because of the tight driveway spacing, interior rollback curb may be considered for implementation in Plan Review, subject to Cobb County DOT approval.
9. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.

(continued)

10. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
11. Recommend coordination with City of Marietta for any improvements that impact City right of way.



**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 bold):

**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 applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties if approved at a lower density. Other properties in this area have medium-density single-family developments.

**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 applicant's rezoning proposal may not have an adverse effect on the usability of adjacent or nearby property if approved at a lower density. Other properties in the area zoned for medium density residential uses, including cluster developments and suburban condominiums.

**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 applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities or utilities. This opinion can be supported by the departmental comments contained in this analysis. The school system is concerned the proposal could adversely affect certain 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 rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Medium Density Residential (MDR) land use category having densities ranging from 2.5 to 5 units per acre. The applicant's proposed density is 5.68 units per acre. Other properties in the area include Hasty Acres (zoned R-20 at approximately 2.35 units per acre); Eastbrooke (zoned RA-4 at 2.90 units per acre); Granite Mill (zoned RA-5 at 3.43 units per acre); and The Crossings of East Cobb (zoned SC at 4.23 units per acre).

**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 and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to RA-5. Other residential properties in this area of Sandy Plains Road that have been rezoned have been to the RA-5 or RA-4 categories, with the exception of The Crossings of East Cobb (zoned SC across Sandy Plains Road). The applicant's current proposed density of 5.68 units per acre is higher than what is allowed by the range of 2.5-5 units per acre under the Medium Density Residential (MDR) land use designation.

**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.**

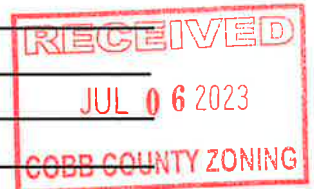
## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): 2,800 square feet, and greater
- b) Proposed building architecture: Traditional, two-story, single-family detached
- c) List all requested variances: See attached listing of requested variances.

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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) Proposed hours/days of operation: Not Applicable.
- d) List all requested variances: \_\_\_\_\_



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

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). None known at this time.

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

**ATTACHMENT TO SUMMARY OF INTENT FOR REZONING**

**Application No.:** Z- 32 (2023)  
**Hearing Dates:** September 5, 2023  
September 19, 2023

**Applicant:** Toll Southeast LP Company, Inc.  
**Titleholder:** Cameron Farms, LLC

**Tax Parcel Identification Nos.:** 16073600060; 16077700080

**Part 1. Residential Rezoning Information**

(c) List all requested variances:

1. Reduction of required minimum lot size from 6,200 square feet to 3,600 square feet;
2. Reduction of required minimum lot width from 50 feet to 36 feet;
3. Reduction of required front setback from 25 feet to 20 feet;
4. Reduction of required side setback from 5 feet to 0 feet;
5. Reduction of required minimum width between dwellings from 15 feet to 10 feet; and
6. Increase maximum allowed impervious surface from 45 percent to 70 percent.