

Memorandum

Subject: **PZ26-009: Application for Change in Zoning Conditions located at property Lewis Road Larkfield Way within Land Lots 1024, 1049, and 1050 of the 19th District, 2nd Section, Cobb County, Georgia.**
PINS: 19104900810

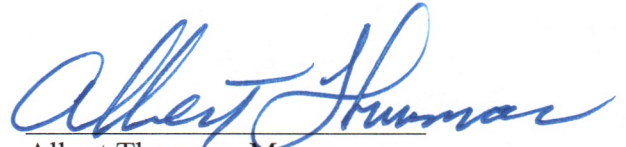
Date: July 20, 2026

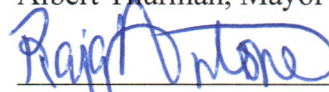
Recommendation: Staff recommends denying the request for a Change In Zoning Conditions to allow the applicant to modify the design of 18 of the townhomes from two-car garage units to one-car garage units. No market analysis has been provided to support the contention that one-car garage units would meet market need. Furthermore, the reduction in resident parking for these units may lead to on-street parking. Planning Commission approved 5-0. If Council approves, Staff recommends the following conditions:

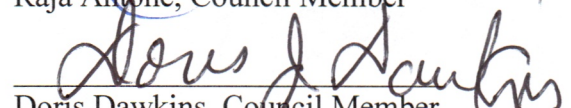
1. Request to modify build townhome units 1 - 12 AND 60 - 65 (per Final Plat dated 10/14/2024) as two-story townhomes with a rear entry, one-car garage with a two-car driveway. Applicant acknowledges that all other townhome units shall be two story or three-story with rear entry two-car garages, with two-car driveway to park two additional vehicles. Driveway shall be greater than or equal to 22-feet in length.
2. Applicant acknowledges the architectural style and composition of all units will be subject to a design review, and shall consist of traditional architecture on all sides, consistent with the architectural elevations submitted on May 2026. Consistent with the other homes in the neighborhood, variation will be provided using stone and different shades of brick, and by mixing front facades of 50% brick and 100% brick. All side elevation will contain brick or stone no less than 50%, and fenestration shall be required on all end units. All rear elevations will contain brick and stone not less than 50% where exposed to the right-of-way.

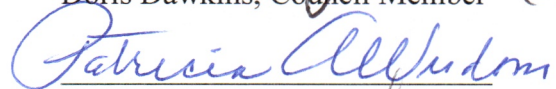
3. Succession of Conditions: The Applicant acknowledges that all remaining stipulations set forth in the Memorandum dated September 19, 2022 will remain in full effect.

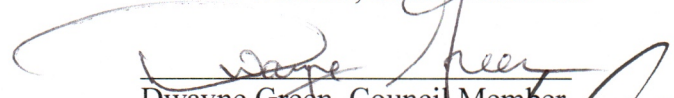
So motioned, this 20th day of July 2026.

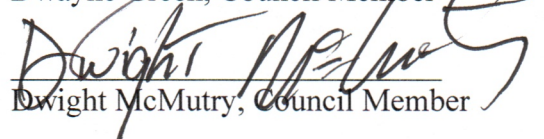

Albert Thurman, Mayor


Raja Antone, Council Member

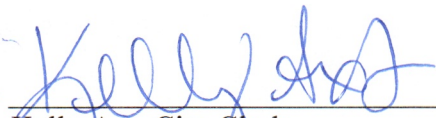

Doris Dawkins, Council Member


Patricia Wisdom, Council Member


Dwayne Green, Council Member


Dwight McMutry, Council Member

Attest:


Kelly Axt, City Clerk