

## Memorandum

**Date:** May 2, 2022.  
**To:** Mayor and Council  
**From:** Community Development  
**Subject:** **PZ 22—015. Variance Request: 3215 New Macland Road. To vary Table 2-4 of the Unified Development Code related to lot dimensions and setback requirements for CRC zoned properties, and Section 4-415 (b). Within land lot 725 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19072500270.**

**Action:**

A motion to APPROVE with the following conditions:

1. All previous stipulations and conditions shall remain in effect, except for those stipulations and conditions modified herein.
2. The variance requests to the following sections of the development code are approved:

**UDC Table 2-4. Dimensional Requirements for Mixed Use and Non-residential Zoning Districts:**

- I. Reduce lot size from 20,000 square feet to 3,600 square feet.
- II. Reduce lot frontage requirement from 100 feet to 20 feet
- III. Reduce the setbacks as follows:
  - a. Front setback from 40 feet to 30 feet.
  - b. Rear setback from 40 feet to 30 feet.
- IV. Reduce setback abutting Residential zoning from required minimum of 50 feet to 30 feet.

**UDC Section 4-415(b):**

- V. Reduce 300-foot tower setback from residential zoning district to 30 feet on each of the northeast, north and southwest property lines (adjacent to the newly PUD-R zoned property).

So motioned, this 2nd day of May 2022.

  
Albert Thurman, Mayor

Patrick Bordelon

Patrick Bordelon, Council Member

Doris Dawkins

Doris Dawkins, Council Member

Patricia Wisdom

Patricia Wisdom, Council Member

Henry Lust

Henry Lust, Council Member

Dwayne Green

Dwayne Green, Council Member

Attest:

Kelly Axt  
Kelly Axt, City Clerk