

# Memorandum

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

Date: May 4, 2026

What Applicant is proposing to change: (PZ 22-003)

To amend Conditions #7 AND #12 as follows:

~~#7 -- All residential units shall have two-car garages, and the parking pads/driveway in front of garage shall be greater than or = 22 feet in length.~~

For all of the homes **highlighted in pink** on the Construction Plan (Figure 6) with a rear entry two-car garage, the design will be two-level townhomes with a rear entry one-car garage. All other homes will be three-level, two-car garage as previously approved.

Applicant will adhere to the City's 50% brick requirement on unit fronts, sides, and end cap units of townhomes.

~~#12 -- The architectural style and composition of the homes will be subject TSW review, and shall consist of traditional architecture on all sides, consistent with the product images submitted. Variety in the neighborhood will be provided using stone and different shades of brick, and by mixing front facades of 50% brick and 100% brick as shown in submitted product images. All side elevation will contain brick or stone no less than 50%, and fenestration shall be required on all end units. All rear elevation will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% the front façade. An administrative design review will be required.~~

For the 31 remaining units to be built, remove the condition that the rear and sides of the two level townhomes must be min 50% brick or 50% stone which are **highlighted in green stripes**.

Applicant will commit to provide two-car driveways alongside single-car garages, with Covenants and Restrictions prohibiting garages from being used for storage.

Per the May 4th 2026  
Work Session, the  
recommendation is to  
table to June 1st 2026.

*J.H.*  
Deputy City Clerk

*Albert Thurman*  
Albert Thurman, Mayor

*Raja Antone*  
Raja Antone, Council Member

*Doris Dawkins*  
Doris Dawkins, Council Member

*Dwayne Green*  
Dwayne Green, Council Member

*Dwight McMurtry*  
Dwight McMurtry, Council Member

*Patricia Wisdom*  
Patricia Wisdom, Council Member

Attest: *Kelly Axt*  
Kelly Axt, City Clerk

c: File