

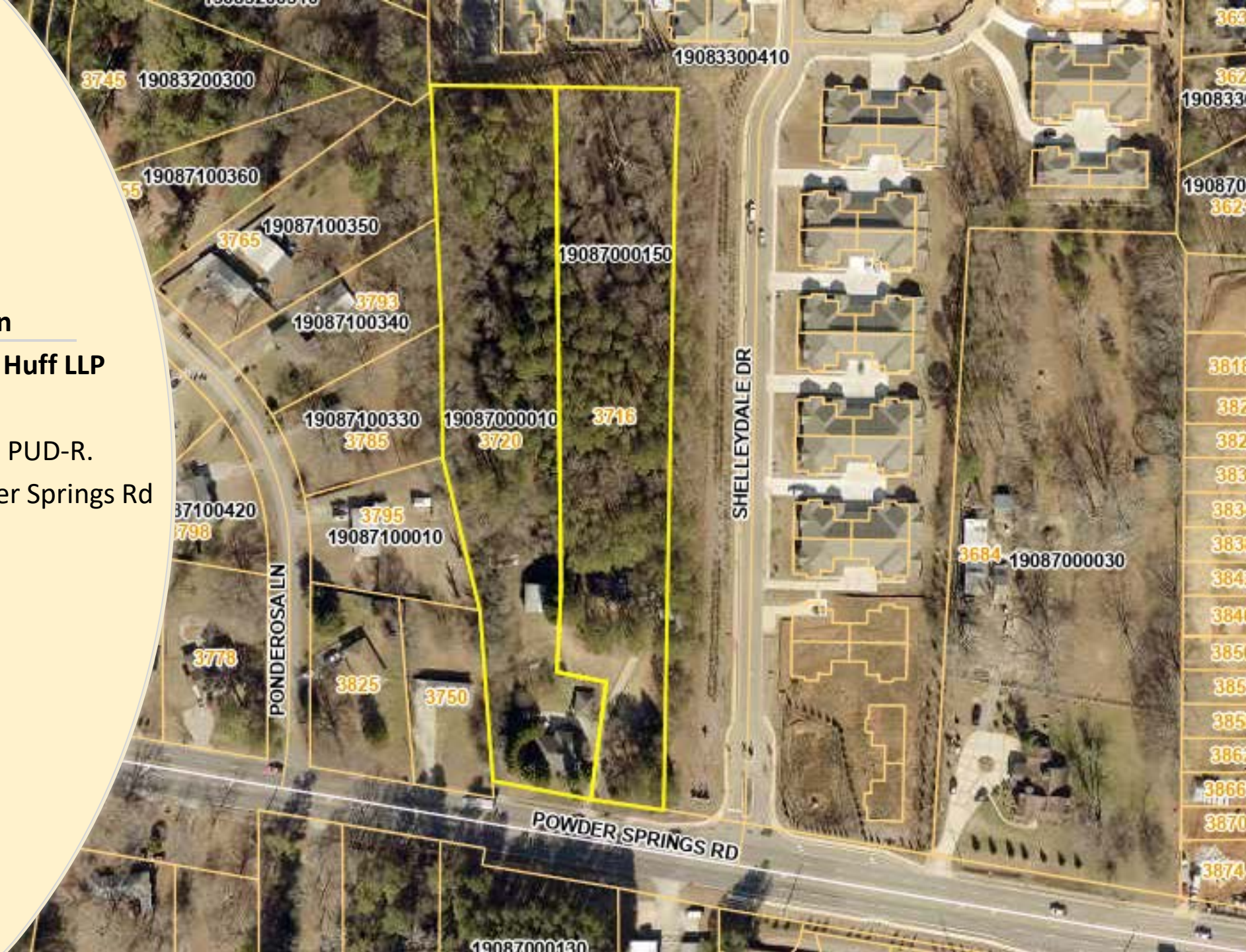
PZ24-029



Applicant: Mike Nelson
Represented by Sams, Larkin & Huff LLP

Rezoning: 4.9-Acre from R-20 to PUD-R.

Location: 3720 and 3716 Powder Springs Rd



PZ24-029

Project Overview.

Applicant: Mike Nelson

Represented by Sams, Larkin & Huff LLP

Rezoning: 4.9-Acre from R-20 to PUD-R.

Location: 3720 and 3716 Powder Springs Rd

- **Location:** Powder Springs Road
- **Total Site Area:** 4.90 acres
- **Current Zoning:** R-20 | **Proposed Zoning:** PUD-R
- **Total Units:** 36 townhomes | **Density:** 7.35 units/acre
- **Unit Size:** 28' x 44' with 2-car garages.
- **Open Space:** 23% provided (1.15 acres).
- **Amenities:** Perimeter walking trails and central gazebo area
- **Access:** Private roads. 16' alley access. Guest parking: 18 spaces.

PZ24-029

Requested Variances.

Applicant: Mike Nelson

Represented by Sams, Larkin & Huff LLP

Rezoning: 4.9-Acre from R-20 to PUD-R.

Location: 3720 and 3716 Powder Springs Rd

1. Landscape Buffer:

- Reduction on the north side from 25' to 20'.
- Reduction on the east side from 25' to 15'.
- 5' encroachment of sidewalk into the 25' buffer on the west side.

2. Driveway Depths and Alley Widths:

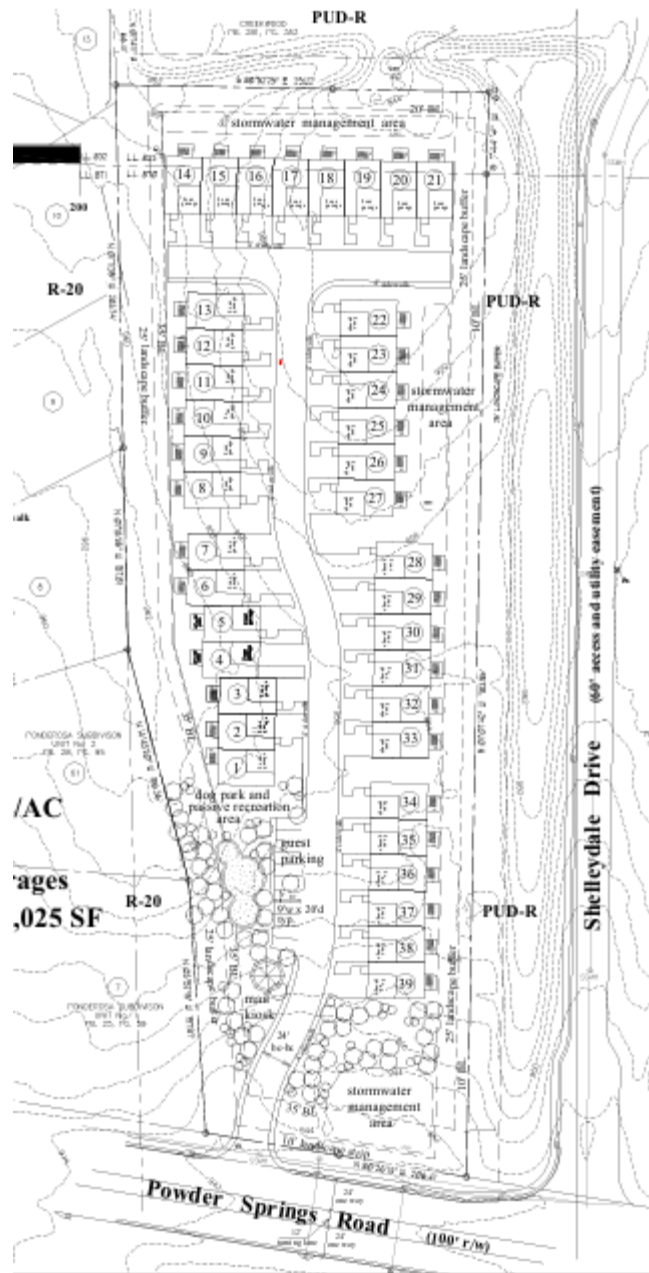
- Driveway depths reduced to 20'.
- Alley Width reduced to 16'.

3. Use of Buffers as Open Space:

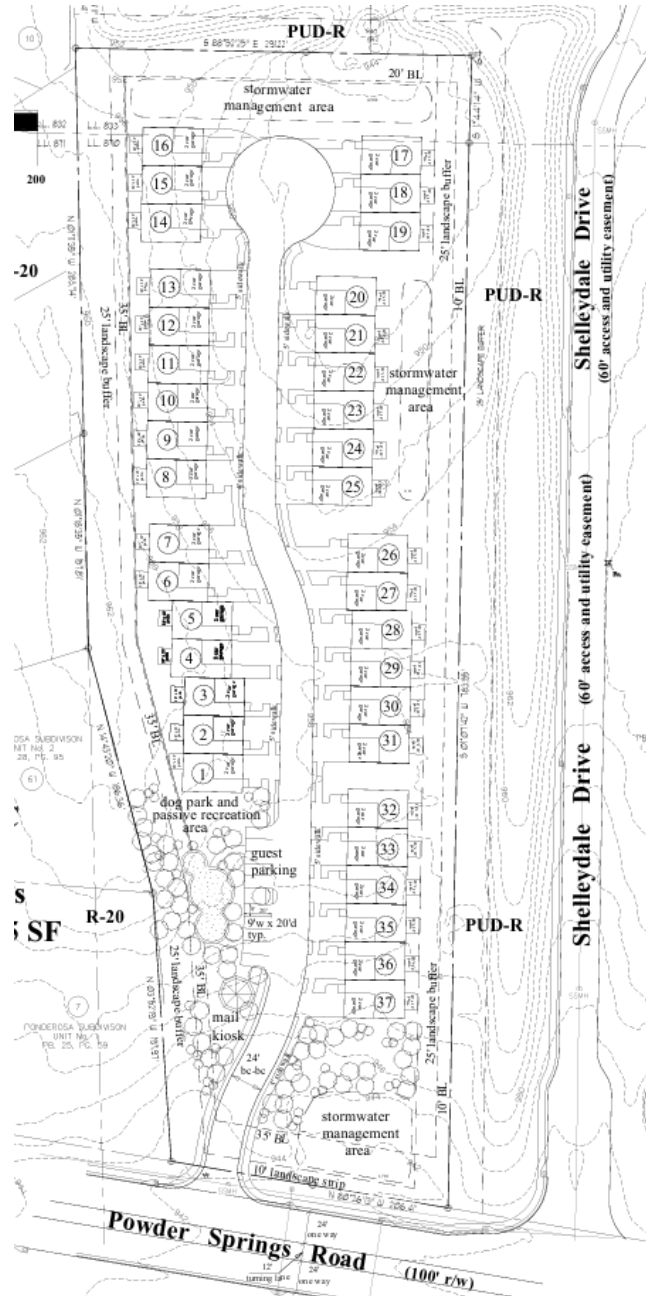
- Where walking trail encroaches - portions of the 25' buffer are counted as open space to meet the 20% open space requirement.

4. Building Setbacks:

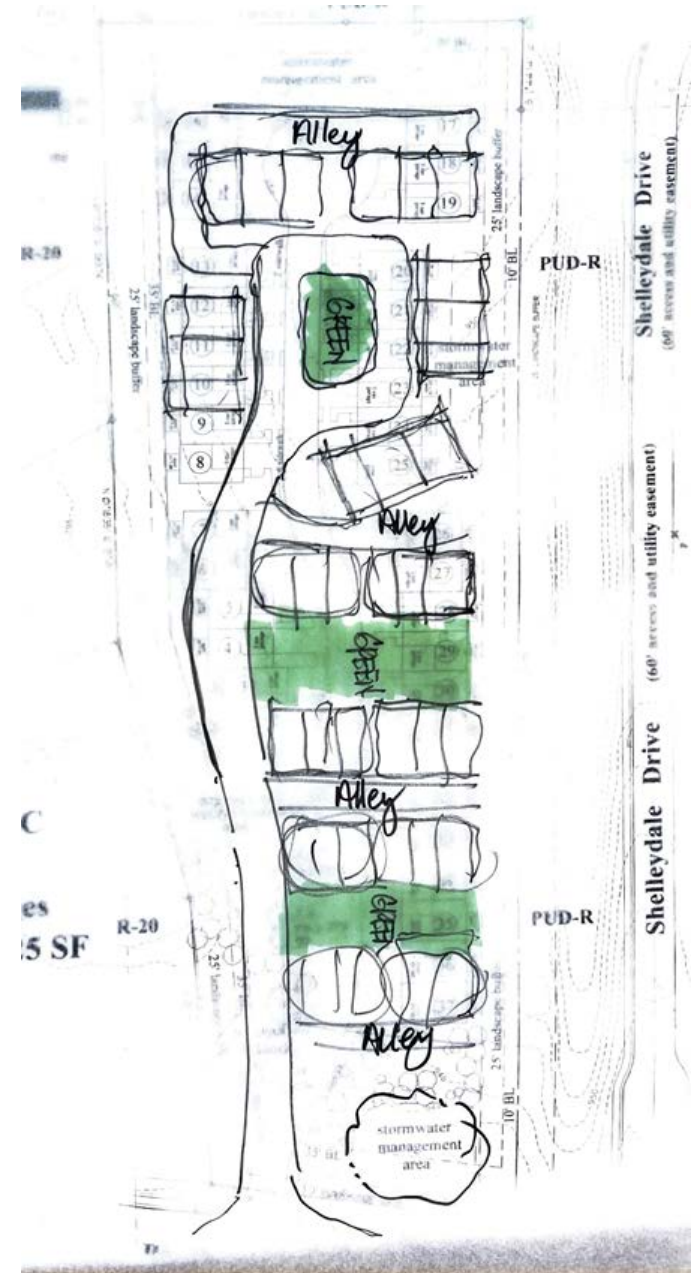
- Reduction of exterior building setback from 35' to 20' on the north side.
- Reduction of exterior building setback from 35' to 15' on the east side.



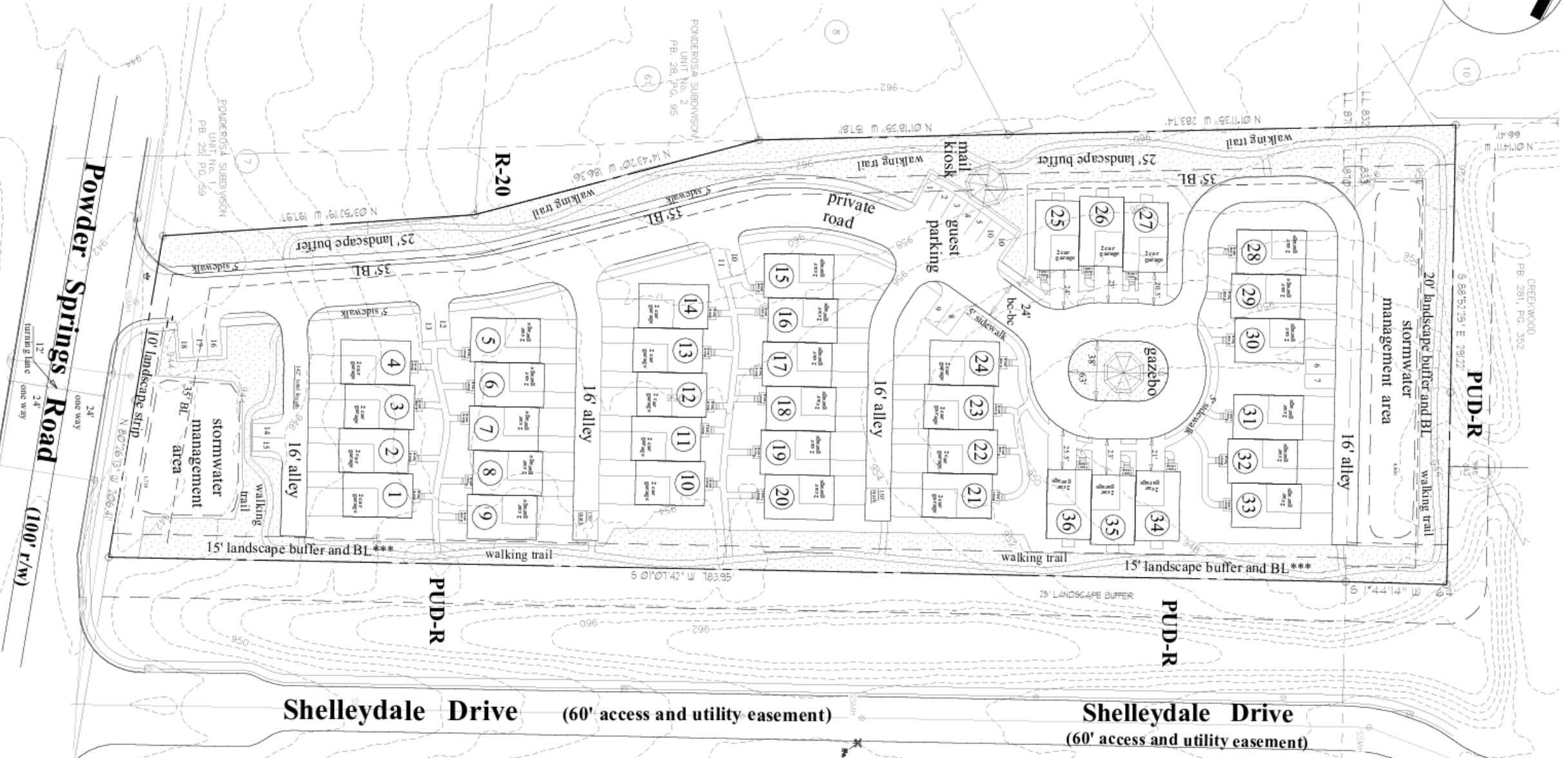
Site Plan 1: May 8th.



Site Plan 2: June 24th.



TSW Mark-up



R-20

PUD-R

PUD-R

PUD-R

Shelleydale Drive (60' access and utility easement)

Shelleydale Drive (60' access and utility easement)

Powder Springs Road (100' r/w)

Ponderosa Subdivision Unit No. 1 PB. 241 PG. 699

Ponderosa Subdivision Unit No. 2 PB. 28, PG. 95

Creekwood PB. 281, PG. 352



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PZ24-038

Applicant: Traton Homes
Represented by Kevin Moore.

Rezoning: R-20 (county) to PUD-R (city)
Location: 5525 and 5535 Elliott Road.

- 44 Unit Detached and attached single-family subdivision.
- Clubhouse and amenity.
- To be developed as a unified development with the property across Elliott Road.
- Alley loaded units.



PZ24-038



19059800170

9059700060

19059700050

19059800020

19066201240

19066200020

19066000060

SILVER MEADOW DR

SILVER MIST CIR

GRANDFLORA PL

19065900070

19065

SILVERCREST CT

19066100640

19066000020

SILVERBROOKE XING

SILVERBROOKE DR

YOSHINO TER

LUSTERLEAF CT

19066200040

C H JAMES PKWY

STERLINGBROOKE DR

19066000050

19065900640

19067100100

19067200080

BERNEY CIR

19067300040

19067400110

190674000

67100050

19067100020

19067100070

ALLEN FARM RD

19067300020

19067400030

19067400080

1906

19067200040

19067300050

19067400070

SPRING IND DR

19067400010

SPRING GREEN WAY

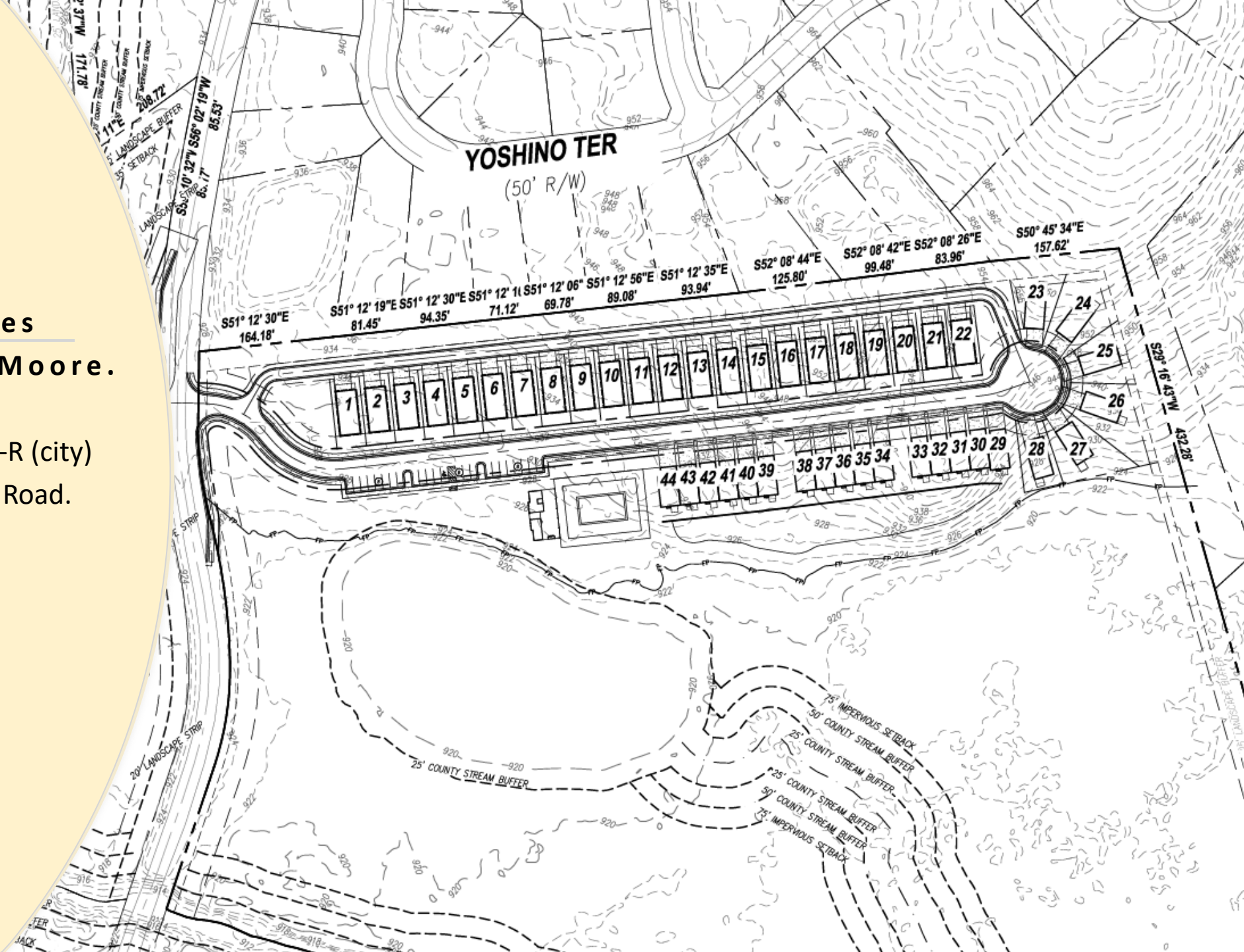
PZ24-038

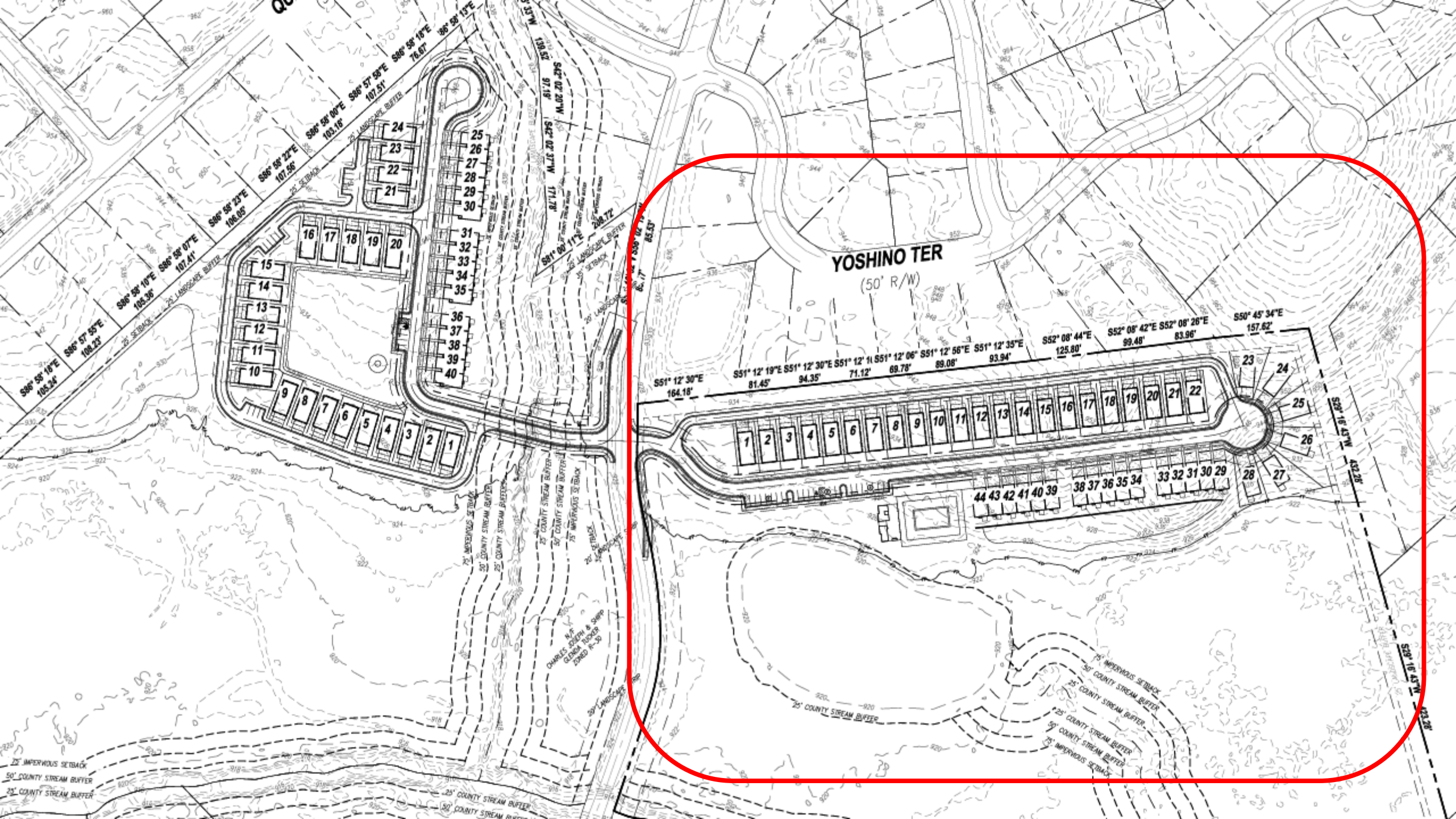
ORD 24-0

Applicant: Traton Homes
Represented by Kevin Moore.

Rezoning: R-20 (county) to PUD-R (city)

Location: 5525 and 5535 Elliott Road.





YOSHINO TER
(50' R/W)

S51° 12' 30" E 164.16'
S51° 12' 19" E 81.45'
S51° 12' 30" E 94.35'
S51° 12' 11' 55" E 71.12'
S51° 12' 06" E 69.78'
S51° 12' 56" E 89.08'
S51° 12' 35" E 93.94'
S52° 08' 44" E 125.80'
S52° 08' 42" E 99.48'
S52° 08' 26" E 83.96'
S50° 45' 34" E 157.62'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29
23 24 25 26 27 28

CHARLES STREET & SHIP
GLASS BOILER
ZONED R-20

S 117° 51' 05" W 423.28'





FRONT ELEVATION

CHARLTON ALLEY LOAD

CALDWELL • CLINE
ARCHITECTS • DESIGNERS



ELEVATION D



ELEVATION E



ELEVATION F

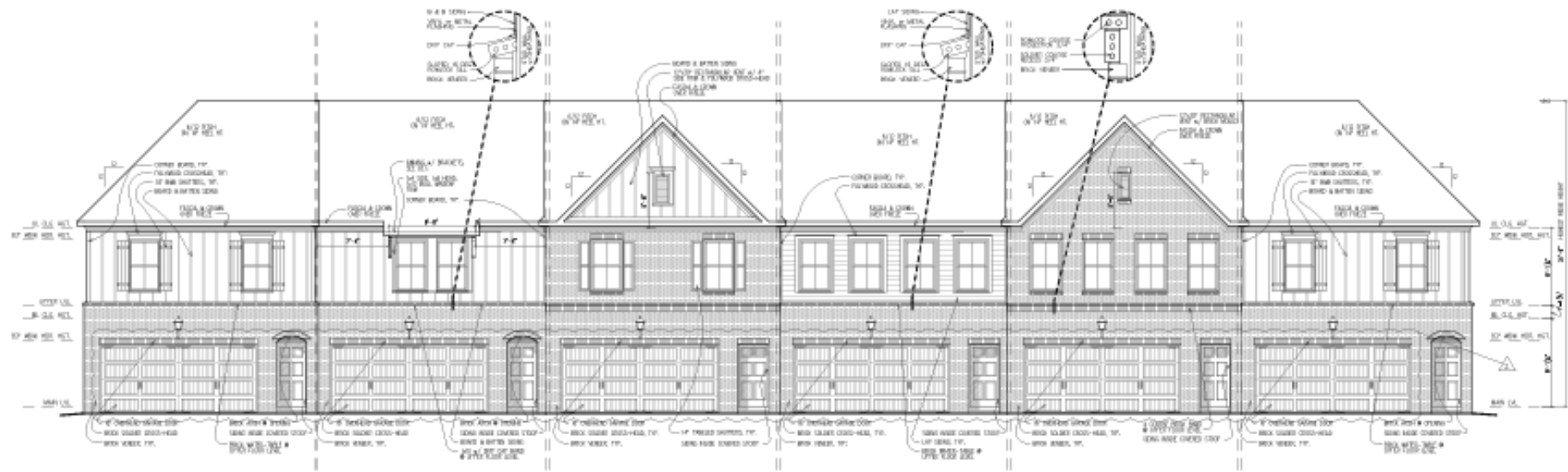


ELEVATION G



ELEVATION H

THE ADAMS



Lot - 54
Brooks - A
Garage Door Left Side

Lot - 55
Brooks - D
Garage Door Left Side

Lot - 56
Brooks - J
Garage Door Left Side

Lot - 57
Brooks - C
Garage Door Left Side

Lot - 58
Brooks - H
Garage Door Left Side

Lot - 59
Brooks - A
Garage Door Left Side

Front Elevation
SCALE: 1/8" = 1'-0"



Lot - 50

Lot - 51

Lot - 52

Lot - 53

Lot - 54

Lot - 55

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PZ24-039
ORD 24-0__

Applicant: Meritage Homes
Represented by Sams, Larkin & Huff.

Rezoning: R-20 (county) to PUD-R (city)
Location: Westmont Preserve Subdivision.
Austell Powder Springs Road.

To combine the parcel with the existing
Westmont Preserve Subdivision.

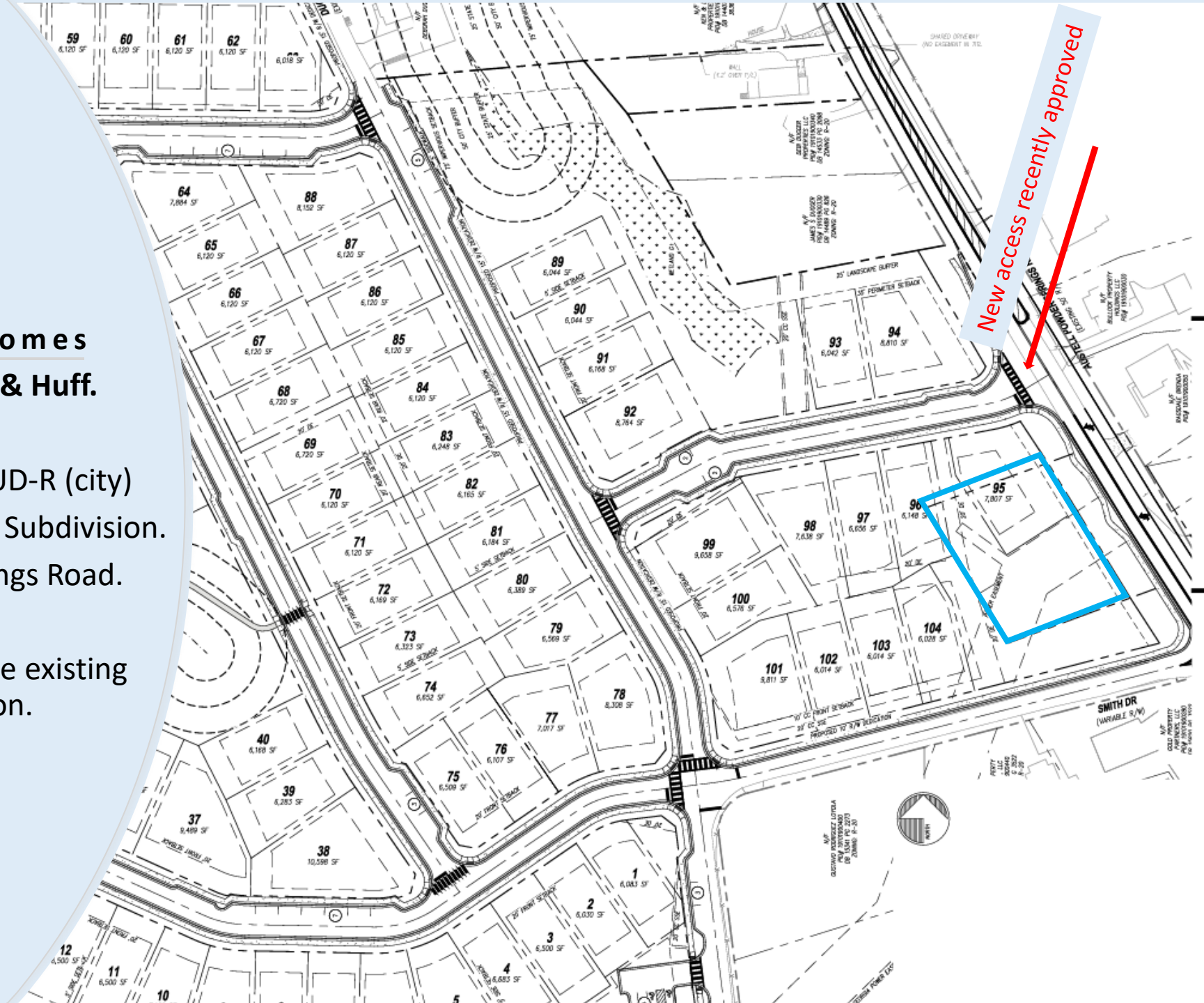


PZ24-039

Applicant: Meritage Homes
Represented by Sams, Larkin & Huff.

Rezoning: R-20 (county) to PUD-R (city)
Location: Westmont Preserve Subdivision.
Austell Powder Springs Road.

To combine the parcel with the existing
Westmont Preserve Subdivision.





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Proposed Unified Development Code Amendments

Cottage Industry Standards

- **Definition: Cottage Industry:** An individually owned craft or trade shop that produces on the premises through hand-made workmanship craft one or more goods for retail sale, such as candle-making, glass blowing, pottery making, weaving, woodworking, sculpting, and other similar or associated activities.
- **Usage and Operational Standards**
 - (a) Maximum Square footage - Must be limited to 1500 square feet of space and no more than 3 employees.
 - (b) Hours of Operation - Must be open to the public a minimum of 2 days per week.
 - (c) Employees. Must be limited to no more than 3 employees.
 - (d) Variations. The provisions of this section may be varied pursuant to application by the property owner for a special use, as specified in this development code.

Parking and Loading Requirements

- **Amend Driveway Standards**

Remove fiber mesh specific requirement for single-family and two-family residential driveways.

Sec. 6-58. Parking lot surfacing.

Parking areas shall be surfaced with concrete, asphaltic concrete, asphalt or other dust-free surface; provided, however, that porous pavement parking spaces and grass pavers may be substituted for standard dust free pavements as specified in section 6-87, "Use Division of Large Parking Lots."

- (a) Off-street parking areas for single-family and two-family dwellings shall be improved with a concrete surface at least 4" thick. Additionally:
1. The installer must ensure that installation occurs during optimal weather conditions or make adjustment using additives to prevent shrinkage cracks, surface cracks or structural cracks.
 2. The sub-base should be compacted to 95% or consist of crush-n-run material.
 3. The concrete mixture should have a minimum strength of 3000 PSI.
 - ~~4. Commercial grade fiber mesh is required in the concrete pour for residential driveways.~~
 5. Cracks in control joints are acceptable and only one (1) additional crack is allowed per driveway. Cracks must be sealed. Where cracks exist, an engineer's certification of structural soundness must be provided.
 6. No cracks are allowed in sections of concrete that are located within the right-of-way.

Stormwater Management Standards

- New Minimum Slope for Corrugated Metal Pipe.

Article 21

Establishing minimum slope and other additional standards for corrugated metal pipe in stormwater use.

The End.