



**REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2016-06                      **LEGISTAR:** #20160197

**LANDOWNERS:** Foster V. Yancey, Jr.  
2314 Barrett Cottage Place  
Marietta, GA 30066

Frank N. Watts and Carolyn B. Watts  
1685 Bullard Road  
Powder Springs, GA 30127

**APPLICANT:** Black Builders, LLC  
1000 Whitlock Ave  
Suite 320-149  
Marietta, GA 30064

**AGENT:** J. Kevin Moore, Esq.  
Moore, Ingram, Johnson, & Steele, LLP  
326 Roswell Street  
Marietta, GA 30060

**PROPERTY ADDRESS:** 1214, 1244, & 1250 Allgood Road

**PARCEL DESCRIPTION:** 16<sup>th</sup> District, Land Lot 923, Parcels 0030, 0080, 0100

**AREA:** ±5.21 acres                      **COUNCIL WARD:** 6B

**EXISTING ZONING:** R-2 (Single Family Residential – 2 units/acre)

**REQUEST:** RA-8 (Single Family Residential Attached –8 units/acre)

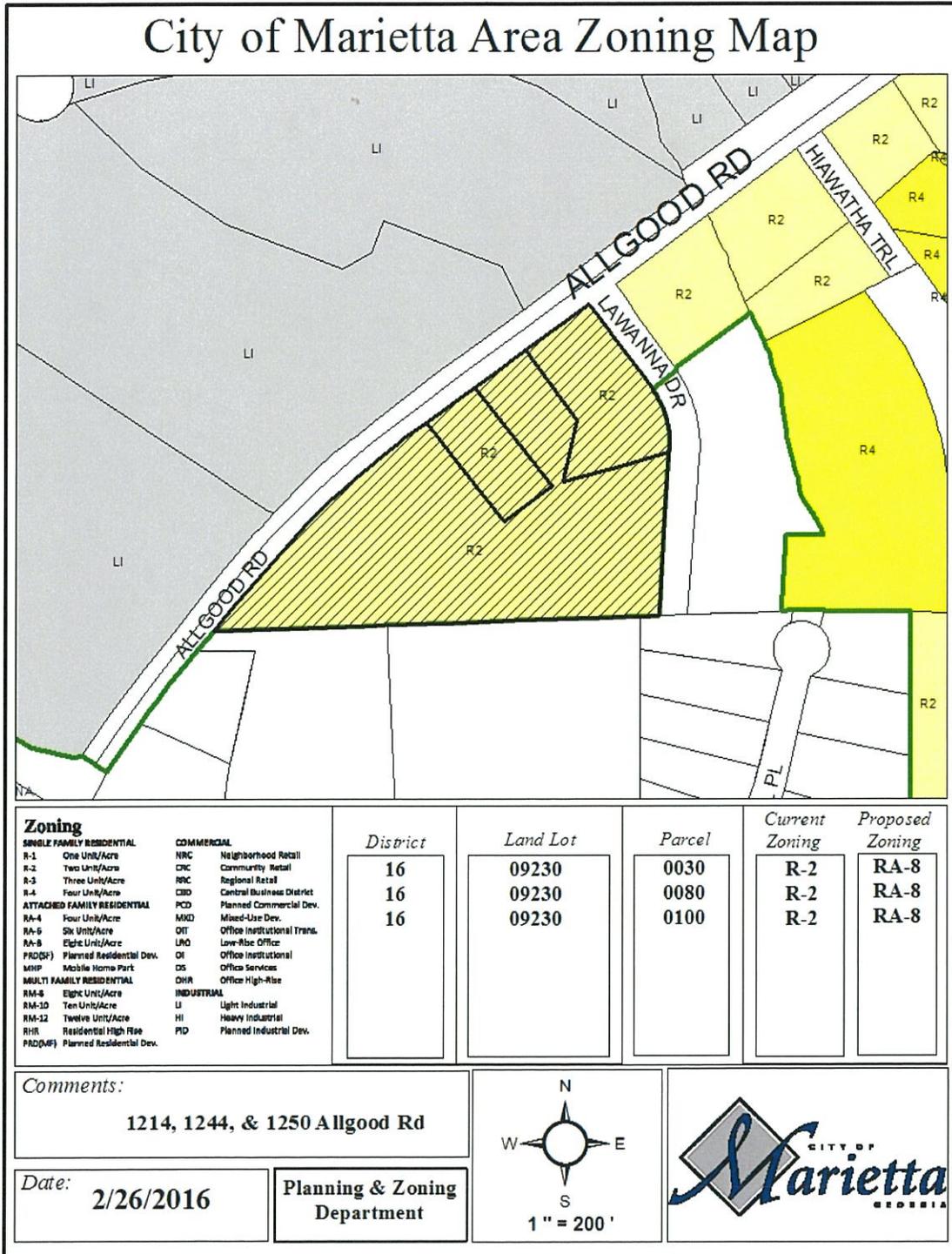
**FUTURE LAND USE:** MDR (Medium Density Residential)

**REASON FOR REQUEST:** The applicant is requesting to rezone three separate parcels with the intent to combine the parcels and construct a new forty-one (41) unit attached townhouse development.

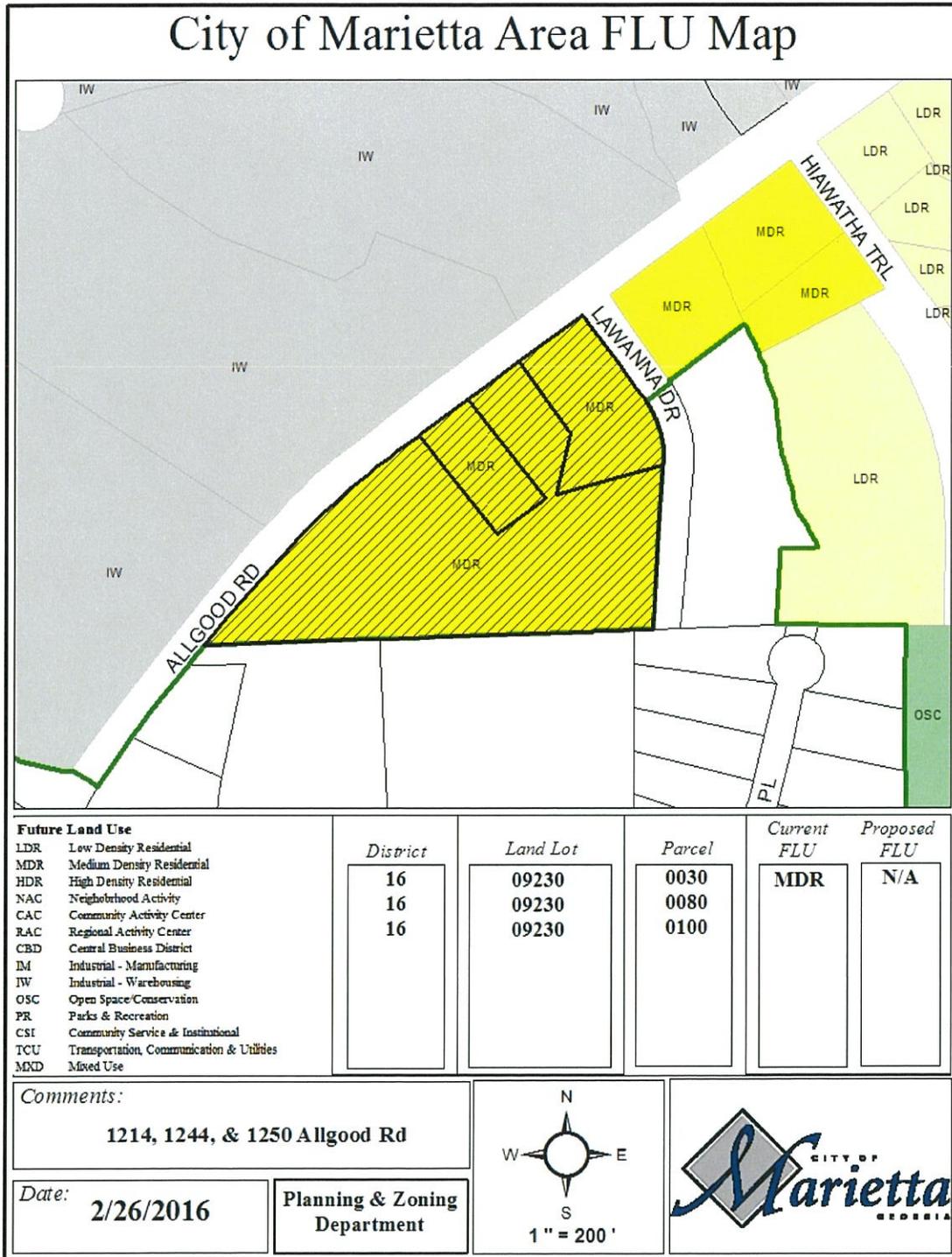
**PLANNING COMMISSION HEARING:** Tuesday, May 3, 2016 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, May 11, 2016 – 7:00 p.m.

## MAP



## FLU MAP



**PICTURES OF PROPERTY**



**1244 Allgood Road**



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**1250 Allgood Road**



**Subject properties along Allgood Road**



**Subject properties along Lawanna Drive**



**Aerial view of subject properties**

## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Black Builders, LLC, wishes to purchase the subject properties from the current owners, Foster V. Yancey and Frank and Carolyn Watts, and rezone the 5.27 acres from R-2 (Single Family Residential – 2 units/acre) to RA-8 (Single Family Residential Attached – 8 units/acre) in order to build a 42-unit townhouse development. **Note: The proposal submitted and tabled last month included 41 units.**

The property consists of three (3) parcels located at the southwestern corner of Allgood Road and Lawanna Drive. The adjacent properties to the south are single family detached homes zoned R-20 in Cobb County. The properties across to the east Lawanna Drive are zoned R-2 in the City limits of Marietta; and the remaining properties along Lawanna Drive are zoned R-20 in Cobb County. The property to the north and west across Allgood Road is developed as an industrial office/warehouse park, and is zoned LI (Light Industrial).

### *Use Potential and Impacts*

This development may not entirely be consistent with the development pattern of the adjacent surrounding area, which is predominately low density residential. However townhouses could serve as an appropriate transitional buffer to the adjacent low density residential development from the industrial property across Allgood Road. The construction of forty-two (42) units on 5.27 acres translates to exactly 8 units per acre, but these calculations do not take into consideration the area proposed for the right of way dedication and the stormwater management facility.

The 30 foot line against the property to the south is marked as a 30 ft. landscaped buffer in one area and setback line in another. City code does not allow these two very different regulatory mechanisms to overlap. Buffers may not contain any improvements while setbacks may contain certain projections (decks, eaves, stoops). A variance from one or the other would be necessary to facilitate the submitted design; however, a reduction in the setback would provide more protection from the adjacent property owners than a reduction in the buffer, which is a concern that has been expressed by Cobb County Community Development.

- Variance to reduce the rear yard setback from thirty (30) feet to zero (0) feet. [*§708.07 (H)*]

Townhomes developed under RA-8 zoning require a two car garage as well as a twenty (20) foot long driveway to accommodate two additional cars. The revised site plan provides ten (10) guest spaces for the eight (8) required.



The City’s future land use map for the subject properties is MDR (Medium Density Residential), which is described as being suitable for three (3) to six (6) units per acre. The applicant’s requested for RA-8 zoning is not compatible with the current future land use designation. **If the total number of townhouse units were to be reduced to 31 units, then the resulting density of approximately six (6) units per acre would be compatible under MDR.**

*Environmental Impacts*

There is a stream running through the subject properties, starting near the center of the property and running east toward Lawanna Drive. A minimum undisturbed state stream buffer of twenty-five (25) feet from either side of the banks will be required. The submitted plan does not show the stream properly, as the buffers appear to be shown from the centerline of the creek rather than the bank.

*Economic Functionality*

Currently these properties contain only one single family ranch home across the three parcels. The other two parcels are undeveloped – although it appears one of the undeveloped properties used to be a residential structure at some point. While the home located at 1250 Allgood Road may be functional as built and zoned, it has been vacant for a number of years.

*Infrastructure*

Sawyer Road Elementary would be the servicing elementary school for this development. Although it is nearing capacity, this project should have minimal impact on the school system.

The proposed plan shows the residences’ will be accessed off new private streets. Although the residences will use private streets to access homes – there will be additional right-of-way needed at the intersection of Allgood Road and Lawanna Drive. The existing sidewalks along Allgood Road will also need to be upgraded to current standards or submit request to the Public Works Department to remain the same. In addition, Public Works will require a five (5) foot wide sidewalk with a two (2) foot landscape grass strip along Lawanna Drive; so plans would need to be modified to correct this. City code also requires stormwater management facilities to be privately constructed and maintained in perpetuity.

Furthermore – the plan displays a sidewalk and pedestrian bridge crossing the stream – and providing access to the development’s mail kiosk. **In addition to requiring the units to be sprinklered, the Fire Department does not have adequate space to turnaround in the hammerhead adjacent to the kiosk so may not be able to service the units near the end of the smaller street (35-37).**



*History of Property*

The property located at 1244 Allgood Road was recently annexed into the City limits in 2013 and rezoned from Cobb County R-20 to the City R-2. (Z2013-07)

There are no records of any rezoning, variances, or Special Land Use Permits granted for the other two properties located at 1214 & 1250 Allgood Road.

*Other Issues*

The applicant has stated that architectural elevations will be submitted but have not been provided at the time this report was written. RA-8 zoning requires four sided architecture for fee simple townhomes.



## ANALYSIS & CONCLUSION

Black Builders, LLC, is requesting to rezone 5.27 acres located at the southwestern corner of Allgood Road and Lawanna Drive from R-2 (Single Family Residential – 2 units/acre) to RA-8 (Single Family Residential Attached – 8 units/acre) with the intent to consolidate the three parcels and build a 42-unit townhouse development.

The property consists of three (3) parcels located at the southeast corner’s intersection of Allgood Road and Lawanna Drive. The adjacent properties to the south are single family detached homes zoned R-20 in Cobb County. The properties at the corner along Allgood Road and Lawanna Drive are zoned R-2 in the City limits of Marietta; and the remaining properties along Lawanna Drive are zoned R-20 in Cobb County. The property to the north and west across Allgood Road is developed as an industrial office/warehouse park, and is zoned LI (Light Industrial).

This development would not be consistent with the development pattern of the adjacent surrounding area, which is predominately low density residential. However townhouses could serve as an appropriate transitional buffer to the adjacent low density residential development from the industrial property across Allgood Road. The construction of forty-two (42) units on 5.27 acres translates to exactly eight (8) units per acre, but these calculations do not take into consideration the area proposed for the right of way dedication and the stormwater management facility. The following variance would be necessary to implement the design of the development without jeopardizing the buffer to the south:

- Variance to reduce the rear yard setback from thirty (30) feet to zero (0) feet. [§708.07 (H)]

**In addition to requiring the units to be sprinklered, the Fire Department does not have adequate space to turnaround in the hammerhead adjacent to the kiosk so may not be able to service the units near the end of the smaller street (35-37).**

**At the time the reports were printed, City Public Works staff was still reviewing the revised layout of the development, which was received April 15, 2016.**

The City’s future land use map for the subject properties is MDR which is described as being suitable for three (3) to six (6) units per acre. The applicant’s requested for RA-8 zoning is not compatible with the current future land use designation. If the total number of townhouse units were to be reduced to 31 units, then the resulting density of approximately six (6) units per acre would be compatible under MDR.

Prepared by: Shelly Winkles

Approved by: Rusty Roth



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## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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|  |            |
|--|------------|
| Is a water line adjacent to the property?  | Cobb Water |
| If not, how far is the closest water line? | Cobb Water |
| Size of the water line?                    | Cobb Water |
| Capacity of the water line?                | Cobb Water |
| Approximate water usage by proposed use?   | Cobb Water |

### *CITY OF MARIETTA - SEWER*

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|  |            |
|--|------------|
| Is a sewer line adjacent to the property?          | Cobb Water |
| If not, how far is the closest sewer line?         | Cobb Water |
| Size of the sewer line?                            | Cobb Water |
| Capacity of the sewer line?                        | Cobb Water |
| Estimated waste generated by proposed development? | Cobb Water |
| Treatment Plant Name?                              | Cobb Water |
| Treatment Plant Capacity?                          | Cobb Water |
| Future Plant Availability?                         | Cobb Water |

**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

|  |            |
|--|------------|
| Does flood plain exist on the property?  | No         |
| What percentage of the property is in a floodplain?  | N/A        |
| What is the drainage basin for the property?   | Sope Creek |
| Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? | Yes        |
| If so, is the use compatible with the possible presence of wetlands?                                       | Yes        |
| Do stream bank buffers exist on the parcel?  | Yes        |
| Are there other topographical concerns on the parcel?  | No         |
| Are the storm water issues related to the application?   | No         |
| Potential presence of endangered species in the area?  | No         |

***Transportation***

|  |  |
|--|--|
| What is the road effected by the proposed change?                | Lawanna Dr & Allgood Rd  |
| What is the classification of the road?                          | Local & Collector, respectively  |
| What is the traffic count for the road?                          | No data  |
| Estimated number of cars generated by the proposed development?  | 41 units * 2 cars/unit = 84 cars<br>(guests not included)              |
| Estimated number of trips generated by the proposed development? | 238 trips daily<br>(guests not included)                               |
| Do sidewalks exist in the area?                                  | Yes; along Allgood Rd  |
| Transportation improvements in the area?                         | Not known*   |
| If yes, what are they?   | *Part of Lawanna Dr is Cobb DOT<br>*Improvements to Allgood Rd by CDOT |



- *At the time the reports were printed, City Public Works staff was still reviewing the revised layout of the development, which was received April 15, 2016.*

### EMERGENCY SERVICES

The Fire Department has the following comments regarding the subject property:

1. Accessibility for fire equipment on hard surfaced sub-base (subgrade plus an asphalt first layer or bound crushed stone) shall be maintained through all stages of construction from the time framing begins
2. Fire hydrants and water service shall be installed to within 300 feet of units under construction before proceeding with framing.
3. Adjacent to the mail kiosk, the minimum dimensions for fire department turnaround is 70' from back of curb to back of curb, 20' wide, with minimum 28' R.
4. Adjacent to the playground, the minimum radius for the fire department turnaround is 28 feet.
5. Fire Sprinkler protection is required for all new one and two family dwellings built closer than 10 feet to a property line or closer than 20 feet to another structure [Marietta Code 2-6-140(D)]

### MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site?      Yes \_\_\_\_\_      No   x  

If not, can this site be served?      Yes \_\_\_\_\_      No   x  

What special conditions would be involved in serving this site?

Potentially commercial development

Additional comments:

## DATA APPENDIX CONTINUED

### ***MARIETTA CITY SCHOOLS***

**Marietta City Schools Impact Assessment:**

Elementary School Zone Servicing Development: Sawyer Road

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 700 - 800

Current Capacity at Marietta Sixth Grade Academy: 800 - 900

Current Capacity at Marietta Middle School: 1,300 – 1,400

Current Capacity at Marietta High School: 2,500 – 2,600

Current Enrollment at Servicing Elementary School: 761

Current Enrollment at:

- Marietta Sixth Grade Academy:
- Marietta Middle School: 1,331
- Marietta High School: 2,116

Number of students generated by present development: None

Number of students projected from proposed development at:

- Elementary level: 5
- Sixth Grade level: 1
- Middle School 7<sup>th</sup> & 8<sup>th</sup> Grade level: 1
- High School level: 1

New School(s) planned that might serve this area: None

**Comments:**



Department of Development Services  
 205 Lawrence Street  
 Marietta, Georgia 30060  
 Phone (770) 794-5440  
 Brian Binzer, AICP, Director

## APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

*For Office Use Only:*

Application #: 22016-06 Legistar #: 20160197 PZ #: 16-91  
 Planning Commission Hearing: 04/05/2016 City Council Hearing: 04/13/2016

Owner's Name Foster V. Yancey, Jr.;  
Frank N. Watts; and Carolyn B. Watts Email Address: \_\_\_\_\_  
See Exhibit "A" Attached  
 Mailing Address Collectively Hereto Zip Code: \_\_\_\_\_ Telephone Number \_\_\_\_\_

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**  
 Applicant Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP  
 Applicant: Black Builders, LLC  
 Mailing Address Suite 320-149, 1000 Whitlock Avenue Zip Code: 30064  
 Telephone Number (678) 725-5195 Email Address: brian@blackbuilders.com

Address of property to be rezoned: 1214, 1244, 1250 Allgood Road  
 Land Lot (s) 09230 District 16 Parcel 0030,  
0080, Acreage 5.21± Ward 6B Future Land Use: MDR  
 Present Zoning Classification: R-2 0100 Proposed Zoning Classification: RA-8

**REQUIRED INFORMATION**

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
  - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
  - Specific use or uses proposed for the site
  - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
  - Detention/retention areas
  - Public or private street(s) - right of way and roadway widths, approximate grades
  - Location and size of parking area with proposed ingress and egress
  - Specific types and dimensions of protective measures, such as buffers
  - Landscaping
  - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

**ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Legistar No.:** \_\_\_\_\_  
**Hearing Dates:** **April 5, 2016**  
**April 13, 2016**

**Applicant:** **Black Builders, LLC**  
**Property Owners:** **Foster V. Yancey, Jr.;**  
**Frank N. Watts; and Carolyn B. Watts**

**DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT**

The property which is the subject of the Application for Rezoning by Applicant, Black Builders, LLC (hereinafter "Applicant") consists of a total tract of 5.21 acres, more or less, and is located on the southeasterly side of Allgood Road and the southwesterly and westerly side of Lawanna Lane, Land Lot 923, 16<sup>th</sup> District, 2<sup>nd</sup> Section, City of Marietta, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing R-2 zoning category to the RA-8 category. Applicant is seeking rezoning for a townhome community.

The proposed project is an assemblage of three parcels which have been either been undeveloped or have contained only a single residence in years past. Applicant proposes the construction of a maximum of forty-one (41) townhome units. All residences shall be traditional or Craftsman style in architecture and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. All residences shall have two car garages. Access to the proposed development shall be from Lawanna Lane. Access to the residences will be via private streets and alleyways within the overall development. Extensive landscaping will be done for the overall project, with emphasis along the streetscape of Allgood Road and Lawanna Lane. Additionally, Applicant proposes a central open space which shall be heavily landscaped and used and enjoyed by residents of the proposed community for passive recreational activities and gatherings.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Concept Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space area; and
- (3) Elevations, floorplans, and finishes.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council. Any required variances will be more particularly set forth during the rezoning process.

Applicant is very excited with the opportunity of this new project within the City of Marietta. The project will redevelop the Property for a much-needed product for the general Allgood Road area and City.

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: April 15, 2016**

**PUBLIC NOTICE OF REZONINGS, CODE AMENDMENT, AND VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, May 3, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, May 11, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2016-06 [REZONING] BLACK BUILDERS, LLC** is requesting the rezoning of 5.21 acres located in Land Lot 923, District 16, Parcels 0030, 0080, and 0100 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as 1214, 1244, and 1250 Allgood Road from R-2 (Single Family Residential – 2 units/acre) to RA-8 (Single Family Residential Attached – 8 units/acre). Ward 6B.

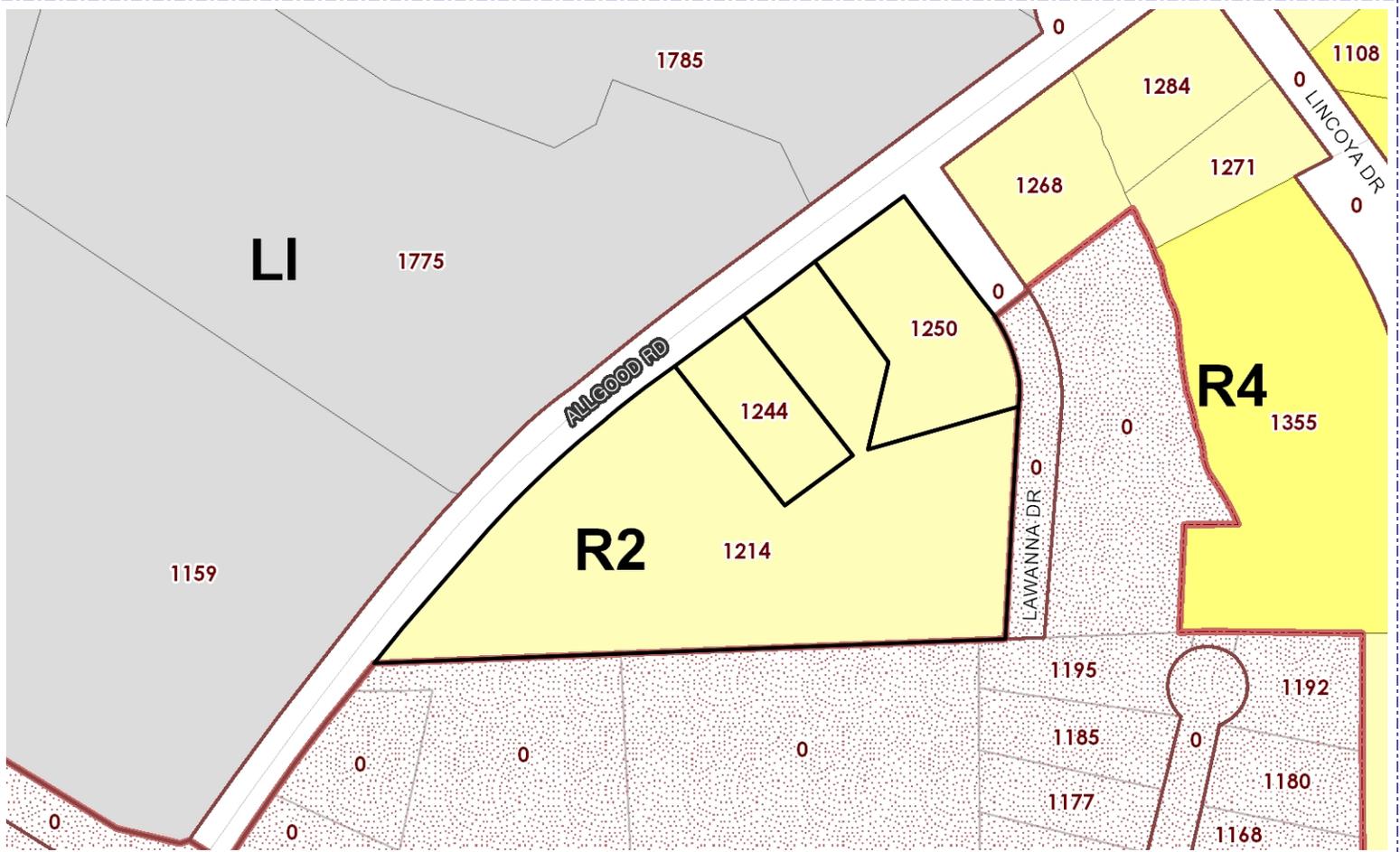
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning



| Address         | Parcel Number | Acreage | Ward | Zoning | FLU |
|-----------------|---------------|---------|------|--------|-----|
| 1250 ALLGOOD RD | 16092300100   | 0.906   | 6B   | R2     | MDR |
| 1214 ALLGOOD RD | 16092300030   | 4.284   | 6B   | R2     | MDR |
| 1244 ALLGOOD RD | 16092300080   | 0.499   | 6B   | R2     | MDR |

Property Owner: Frank N. & Carolyn B. Watts

Applicant: Black Builders, Inc.

Proposed Zoning: RA-8

Agent: J. Kevin Moore-Moore, Ingram, Johnson & Steele, LLP

Proposed Use:

Planning Commission Date: 05/03/2016

City Council Hearing Date: 05/11/2016 Case Number: Z2016-06

City of Marietta Planning & Zoning

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
Site visit on March 01, 2016 by Tim Dixon, PW-Engr  
0.0-in. rain for greater than three days



**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
Site visit on March 01, 2016 by Tim Dixon, PW-Engr  
0.0-in. rain for greater than three days



**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
Site visit on March 01, 3016 by Tim Dixon, PW-Engr  
0.0-in. rain for greater than three days



**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
Site visit on March 01, 2016 by Tim Dixon, PW-Engr  
0.0-in. rain for greater than three days

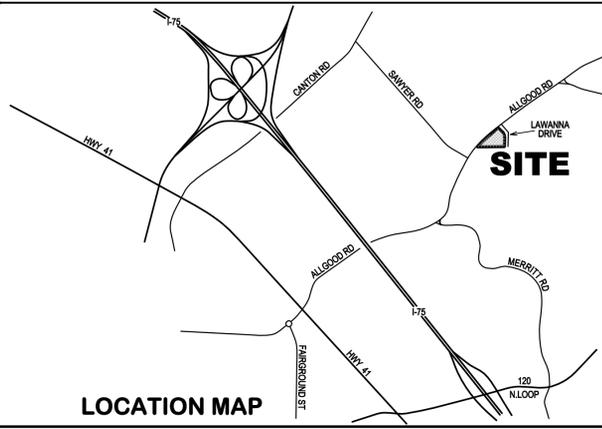


**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
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0.0-in. rain for greater than three days



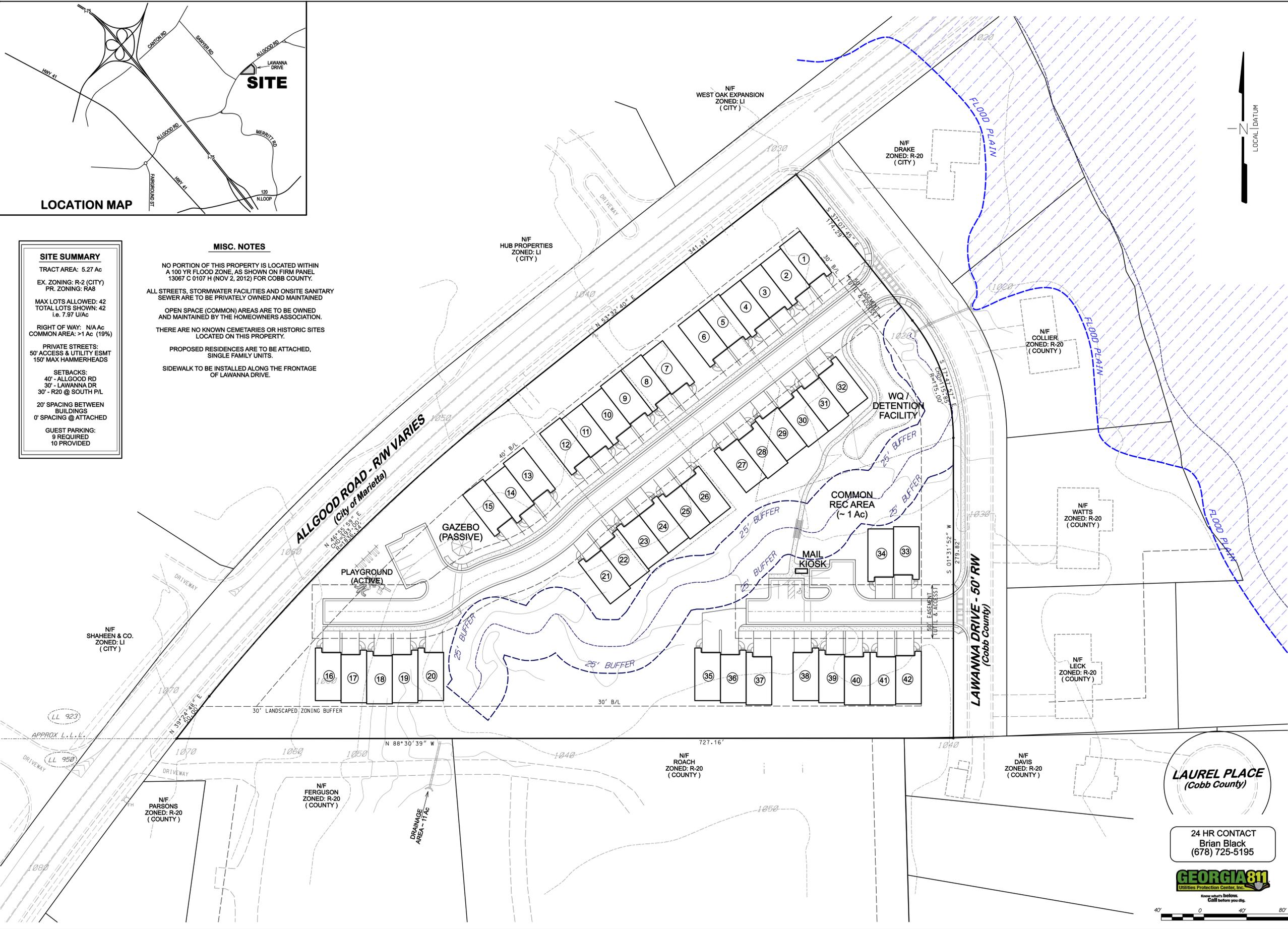
**POTENTIAL STATE WATERS**  
**1250 Allgood Road at Lawanna Lane**  
Site visit on March 01, 2016 by Tim Dixon, PW-Engr  
0.0-in. rain for greater than three days





**SITE SUMMARY**  
 TRACT AREA: 5.27 Ac  
 EX. ZONING: R-2 (CITY)  
 PR. ZONING: RA8  
 MAX LOTS ALLOWED: 42  
 TOTAL LOTS SHOWN: 42  
 i.e. 7.97 U/Ac  
 RIGHT OF WAY: N/A Ac  
 COMMON AREA: >1 Ac (19%)  
 PRIVATE STREETS:  
 50' ACCESS & UTILITY ESMT  
 150' MAX HAMMERHEADS  
 SETBACKS:  
 40' - ALLGOOD RD  
 30' - LAWANNA DR  
 30' - R-20 @ SOUTH P/L  
 20' SPACING BETWEEN BUILDINGS  
 0' SPACING @ ATTACHED  
 GUEST PARKING:  
 9 REQUIRED  
 10 PROVIDED

**MISC. NOTES**  
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YR FLOOD ZONE, AS SHOWN ON FIRM PANEL 13067 C 0107 H (NOV 2, 2012) FOR COBB COUNTY.  
 ALL STREETS, STORMWATER FACILITIES AND ONSITE SANITARY SEWER ARE TO BE PRIVATELY OWNED AND MAINTAINED.  
 OPEN SPACE (COMMON) AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
 THERE ARE NO KNOWN CEMETARIES OR HISTORIC SITES LOCATED ON THIS PROPERTY.  
 PROPOSED RESIDENCES ARE TO BE ATTACHED, SINGLE FAMILY UNITS.  
 SIDEWALK TO BE INSTALLED ALONG THE FRONTAGE OF LAWANNA DRIVE.



PREPARED BY:  
**V&M**  
**Vaughn & Melton**  
 Consulting Engineers, Inc.  
 Engineering - Surveying  
 300 Chastain Center Blvd, Ste 325  
 Kennesaw, Georgia 30144  
 TEL: (770) 627-3590 FAX: (404) 627-3594  
 V&M Contact:  
 Frans van Leeuwen (404) 277-3774  
 KENTUCKY NORTH CAROLINA  
 606-248-6600 828-253-2796  
 TENNESSEE SOUTH CAROLINA  
 865-546-5800 864-574-4775  
 www.vaughnmelton.com  
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PREPARED FOR:  
 [OWNER]  
 [DEVELOPER]  
**B**  
**BLACK BUILDERS**  
 1000 Whitlock Ave  
 Suite 320-149  
 Marietta, GA 30064  
 Contact:  
 Brian Black  
 (678) 725-5195

**LAWANNA RESERVE**  
 1214, 1244 & 1260 ALLGOOD ROAD  
 Product Address  
 923 / 16th / 2nd  
 LAND LOT DISTRICT / SECTION  
 CITY OF MARIETTA, COBB COUNTY, GEORGIA  
 CITY, COUNTY, STATE  
**REZONING PLAN (Concept 18)**



|                |             |
|----------------|-------------|
| DATE:          | 03/17/16    |
| REVISION       |             |
| CONCEPT PLAN   |             |
| No.            | 1 2         |
| FVL DESIGN     | AS SHOWN    |
| FVL, RCS DRAWN |             |
| PKH CHECKED    |             |
| 3/17/16 DATE   |             |
|                | PROJECT No. |

**LAUREL PLACE**  
 (Cobb County)

24 HR CONTACT  
 Brian Black  
 (678) 725-5195

