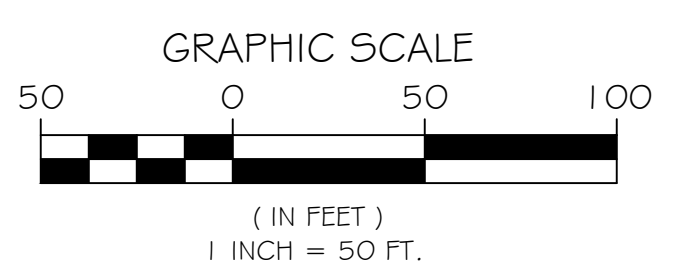


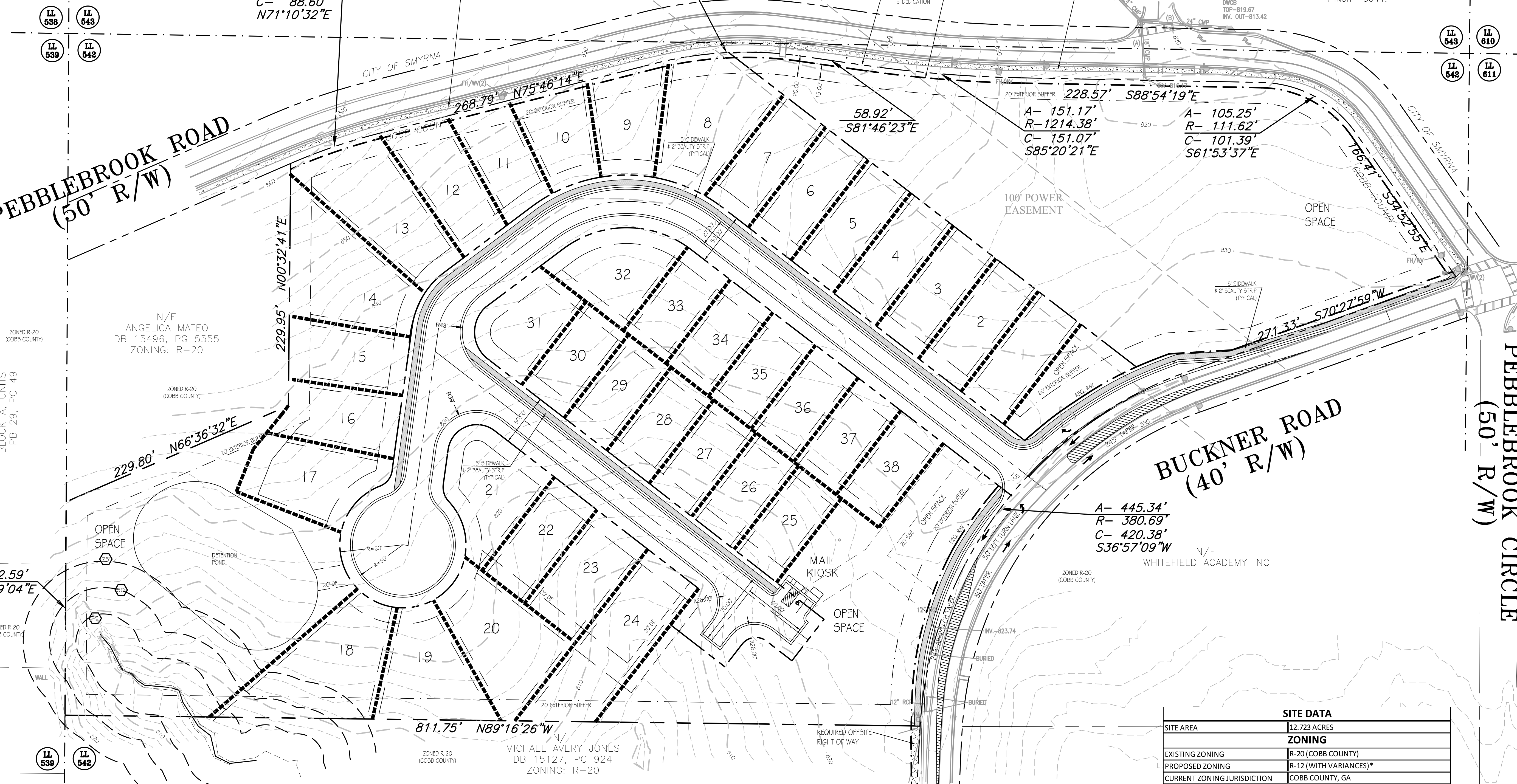
- 25' STATE UNDISTURBED STREAM BUFFER
- 50' CITY UNDISTURBED STREAM BUFFER
- 75' CITY IMPERVIOUS SETBACK



PEBBLEBROOK ROAD
(50' R/W)

BUCKNER ROAD
(40' R/W)

PEBBLEBROOK CIRCLE
(50' R/W)



SUBDIVIDED AS:
PEBBLEBROOK ACRES (SOUTH)
BLOCK 'A', UNITS 1-10
PB 29, PG 49

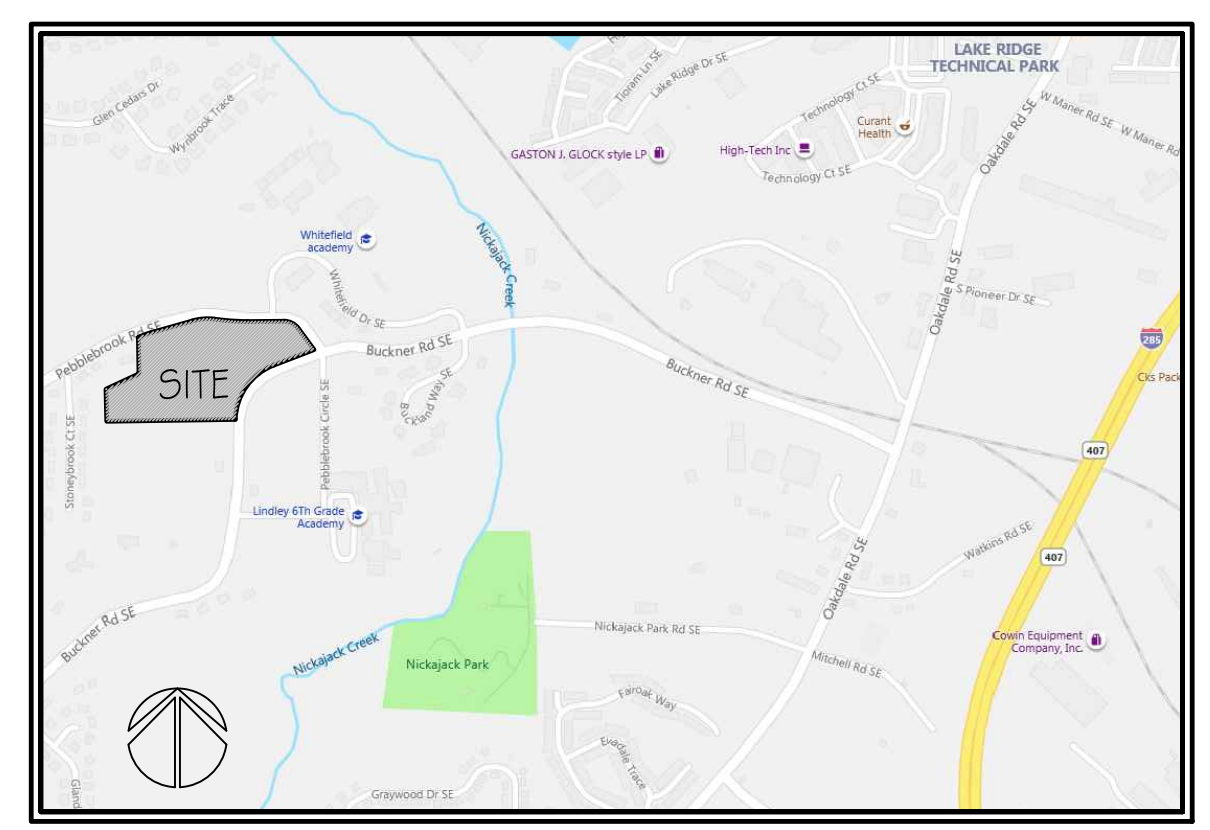
N/F ANGELICA MATEO
DB 15496, PG 5555
ZONING: R-20

N/F MICHAEL AVERY JONES
DB 15127, PG 924
ZONING: R-20

N/F WHITEFIELD ACADEMY INC

SITE DATA	
SITE AREA	12.723 ACRES
EXISTING ZONING	R-20 (COBB COUNTY)
PROPOSED ZONING	R-12 (WITH VARIANCES)*
CURRENT ZONING JURISDICTION	COBB COUNTY, GA
PROPOSED ZONING JURISDICTION	CITY OF SMYRNA (ANNEXATION)
DEVELOPMENT STANDARDS	
MIN. LOT SIZE	12,000 SQ. FT.
PROPOSED LOT SIZE*	5,000 SQ. FT. (VARIANCE FROM 12,000 SQ. FT.)
MINIMUM FLOOR AREA	1,900 SQ. FT.
MAXIMUM LOT COVERAGE	65%
MINIMUM LOT WIDTH AT SETBACK	50 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
TOTAL LOTS PROPOSED	38
SETBACKS	
PROPOSED FRONT SETBACK*	15 FT. (VARIANCE FROM 40 FT.)
REQUIRED SIDE SETBACK	5 FT.
PROPOSED REAR SETBACK	10 FT. (VARIANCE FROM 30 FT.)
USE CALCULATIONS	
TOTAL SITE AREA	12.723 ACRES
50' SINGLE-FAMILY LOTS	38
TOTAL LOTS PROPOSED	38
TOTAL DENSITY PROPOSED	2.987 LOTS/ACRE
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE PROVIDED	36.6% = 4.663 ACRES
PARKING CALCULATIONS	
REQUIRED PARKING	2 SPACES PER LOT = 76 SPACES
PROVIDED PARKING	2 PER GARAGE+2 PER HOUSE=152 SPACES

* VARIANCES REQUESTED
DUE TO SITE CONSTRAINTS IMPOSED BY AN EXISTING GA POWER EASEMENT AND STREAM BUFFERS, THE FOLLOWING VARIANCES ARE REQUESTED. ADDITIONAL OPEN SPACE IS PROVIDED TO OFFSET THE RESULTS OF THE VARIANCES.
FRONT SETBACK: VARIANCE FROM 35 FT. TO 15 FT.
SIDE SETBACK: VARIANCE FROM 10 FT. TO 5 FT.
REAR SETBACK: VARIANCE FROM 40 FT. TO 10 FT.
MINIMUM EXTERIOR SETBACK: 20 FT.
MINIMUM LOT SIZE: VARIANCE FROM 12,000 SQ. FT. TO 5,000 SQ. FT.
MAXIMUM LOT COVERAGE FROM 35% TO 65%
MINIMUM LOT WIDTH FROM 85 FT. TO 50 FT.



LOCATION MAP
N.T.S.

MDA
MCFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE: (770) 932-6550
FAX: (770) 932-6551
WWW.GCMDANET

OWNER:
BEAZER HOMES
6455 SHILSH ROAD, SUITE A
ALPHARETTA, GEORGIA 30005

PROJECT:
**PEBBLEBROOK ROAD AT
BUCKNER ROAD**
DISTRICT 17, LAND LOT 542,
COBB COUNTY, GA

DATE: 11-22-2019
DESCRIPTION: REZONING CONCEPT
JOB NO: 19-0904
DRAWN BY: JN
CHECKED BY: CV

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REZONING
SITE PLAN

Z-1.0