



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-33-2024

### **SITE BACKGROUND**

Applicant	O'Dwyer Properties, LLC
Phone	770-887-2177
Email	jordont@odwyerhomes.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	ADP Old Bankhead Highway, LLC
Property Location	Located on the southeast side of Old Bankhead Highway, south of Veterans Memorial Highway
Address	1035 Old Bankhead Highway
Access to Property	Old Bankhead Highway

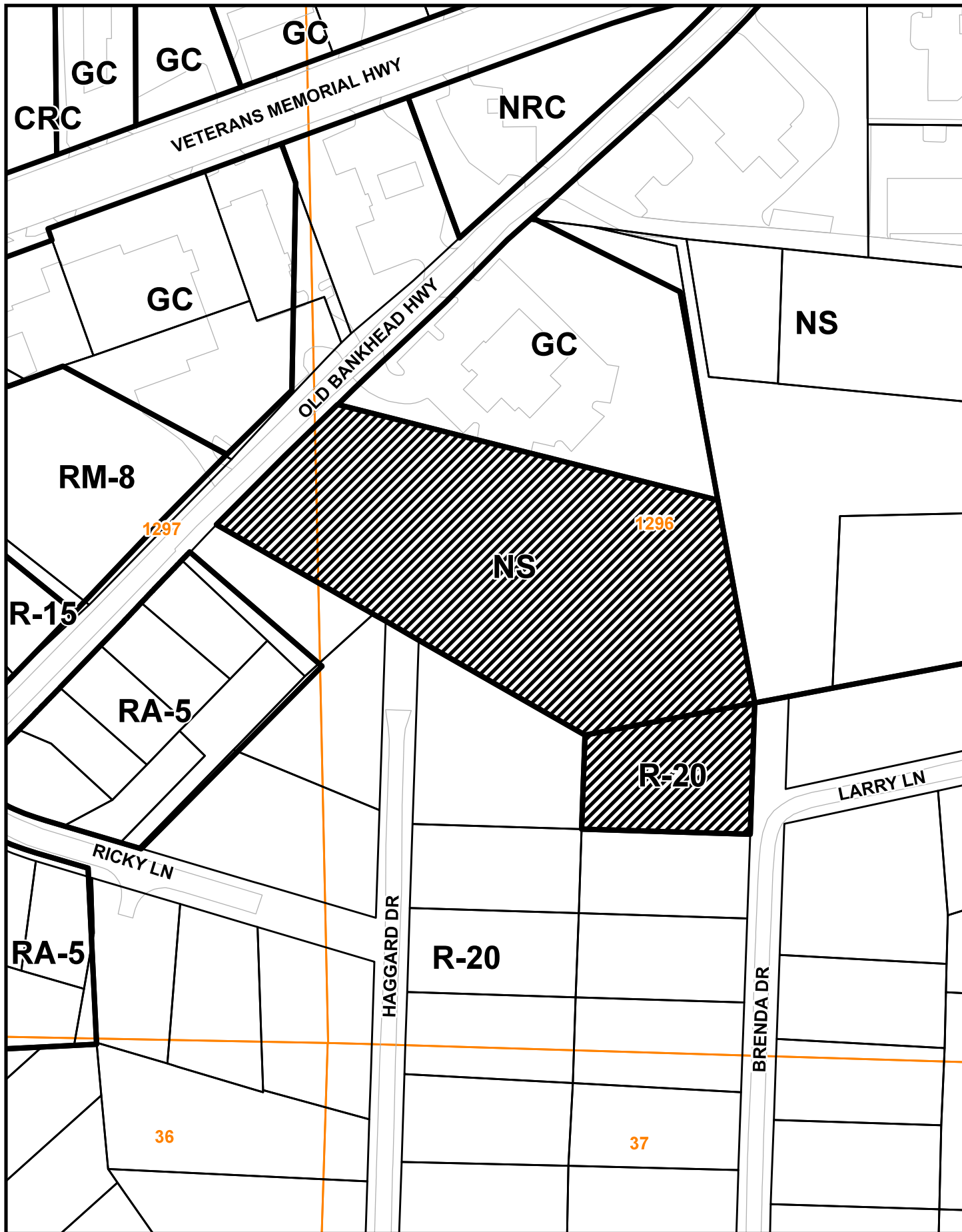
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	NS, R-20
Current Use of Property	Undeveloped lots
Proposed Zoning	RM-8
Proposed Use	Townhome Community
Future Land Use	MTC, cac
Site Acreage	4.17
District	19
Land Lot	1296, 1297
Parcel #	19129600430
Taxes Paid	Yes

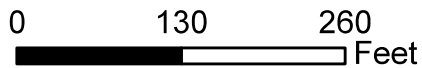
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-33 2024 Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Zoning Boundary
-  City Boundary



No.	
Revisions	
Date	
Drawn By	
Checked By	
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OWNER PROPERTIES, LLC  
550 OLD ALPHARETTA ROAD  
ALPHARETTA, GA 30005

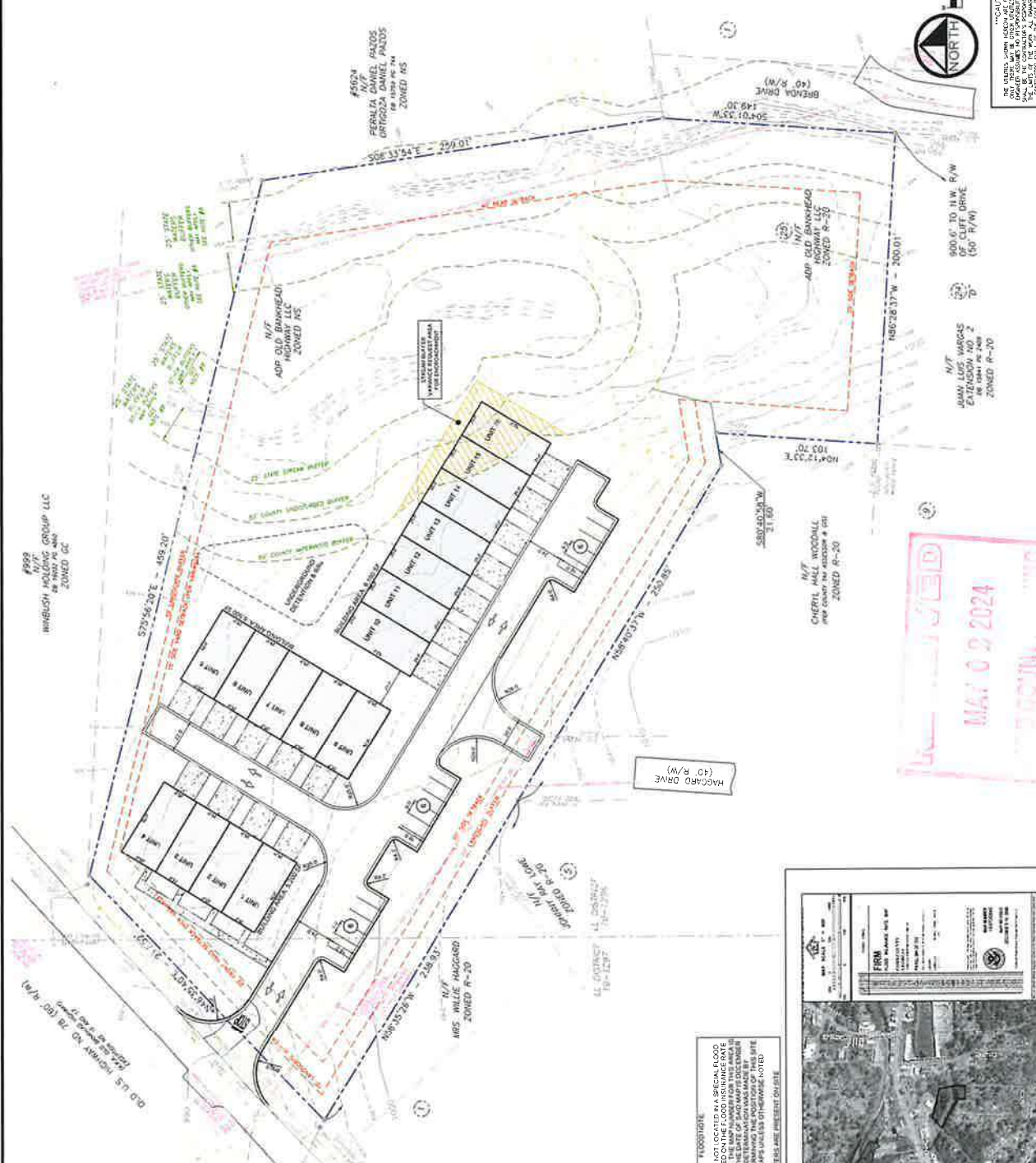
ZONING PLAN  
OLD BANKHEAD TOWNHOMES  
1035 OLD BANKHEAD  
19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

Drawing No  
**Z1**



VICINITY MAP

**SITE DATA**  
 PARCELS ID: 21700003  
 LOT AREA: 4.17 ACRES (181,847 SQ. FT.)  
 EXISTING ZONING: M1.5 RD  
 PROPOSED ZONING: M1.4  
 MAXIMUM DENSITY: 32 UNITS PER ACRE  
 PROPOSED DENSITY: 20 UNITS PER ACRE  
 MAXIMUM BUILDING HEIGHT: 32 FEET  
 PROPOSED SETBACKS:  
 FRONT YARD: 25' (PER VARIANCE)  
 SIDE YARD: 5' (PER VARIANCE)  
 REAR YARD: 30'  
 MINIMUM SETBACK BETWEEN BUILDINGS: 15'



**HERIBUSH HOLDINGS GROUP LLC**  
N/T  
2800 WOOD RD  
ALPHARETTA, GA 30005  
ZONED GC

**ADP OLD BANKHEAD HIGHWAY LLC**  
N/T  
2000 WOOD RD  
ALPHARETTA, GA 30005  
ZONED NS

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ALPHARETTA, GA 30005  
ZONED NS

**UNRECORDED**  
MAY 02 2024  
DEED RECORDS

**FLOODNOTICE**  
THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13060-0306A-0100. THE DATE OF THE FIRM IS 10/21/2006. THE DATE OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13060-0306A-0100 IS 10/21/2006. THE DATE OF THE FIRM IS 10/21/2006. THE DATE OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13060-0306A-0100 IS 10/21/2006. STATE WATERS ARE PRESENT ON SITE.

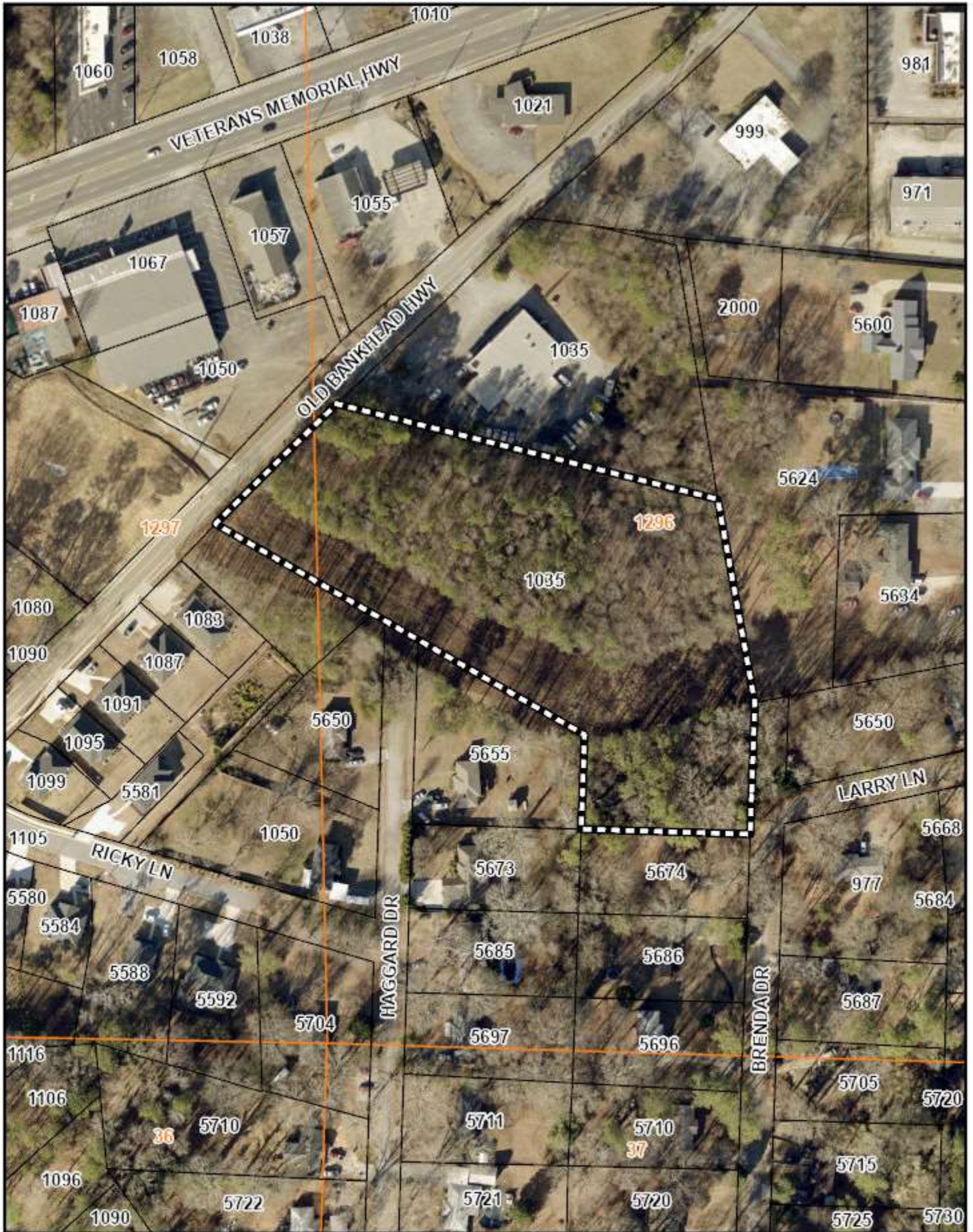
**FRM**  
FIRM NUMBER 13060-0306A-0100  
DATE 10/21/2006  
SCALE 1"=200'  
SHEET NO. 1 OF 1



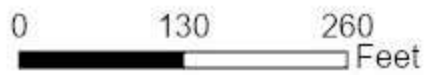
**GEORGIA811**  
FOR MORE INFORMATION ON 811 SERVICES, VISIT US AT [www.georgia811.com](http://www.georgia811.com).  
CALL 811 FOR ALL 811 SERVICE REQUESTS.  
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24 HOUR CONTACT: JORDON TENCH (770) 887-2177

# Z-33 2024 Aerial Map



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-  Zoning Boundary
-  City Boundary

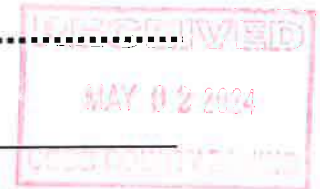
## Summary of Intent for Rezoning\*

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): Minimum 1,400 square feet
- b) Proposed building architecture: Craftsman Style Townhomes with a mix of brick, stone, board and batton, cement siding, and shake
- c) List all requested variances: Waiver for reduction of front setback along Old Bankhead Highway to 25 feet due to property constraints  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time.  
\_\_\_\_\_  
\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.