



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-47-2024

### **SITE BACKGROUND**

Applicant	American Dream Homes, LLC and Katherina Ekeji
Phone	404-610-3280, 404-734-5025
Email	johnkooboh@gmail.com, katherinae@yahoo.com
Representative Contact	Clemente Quinones, PE
Phone	678-361-18074
Email	cquinones@gransoleng.com
Titleholder	Katherina Ekeji and American Dream Homes, LLC
Property Location	Located on the south side of South Gordon Road, east of Timber Trail
Address	1001 South Gordon Road
Access to Property	South Gordon Road

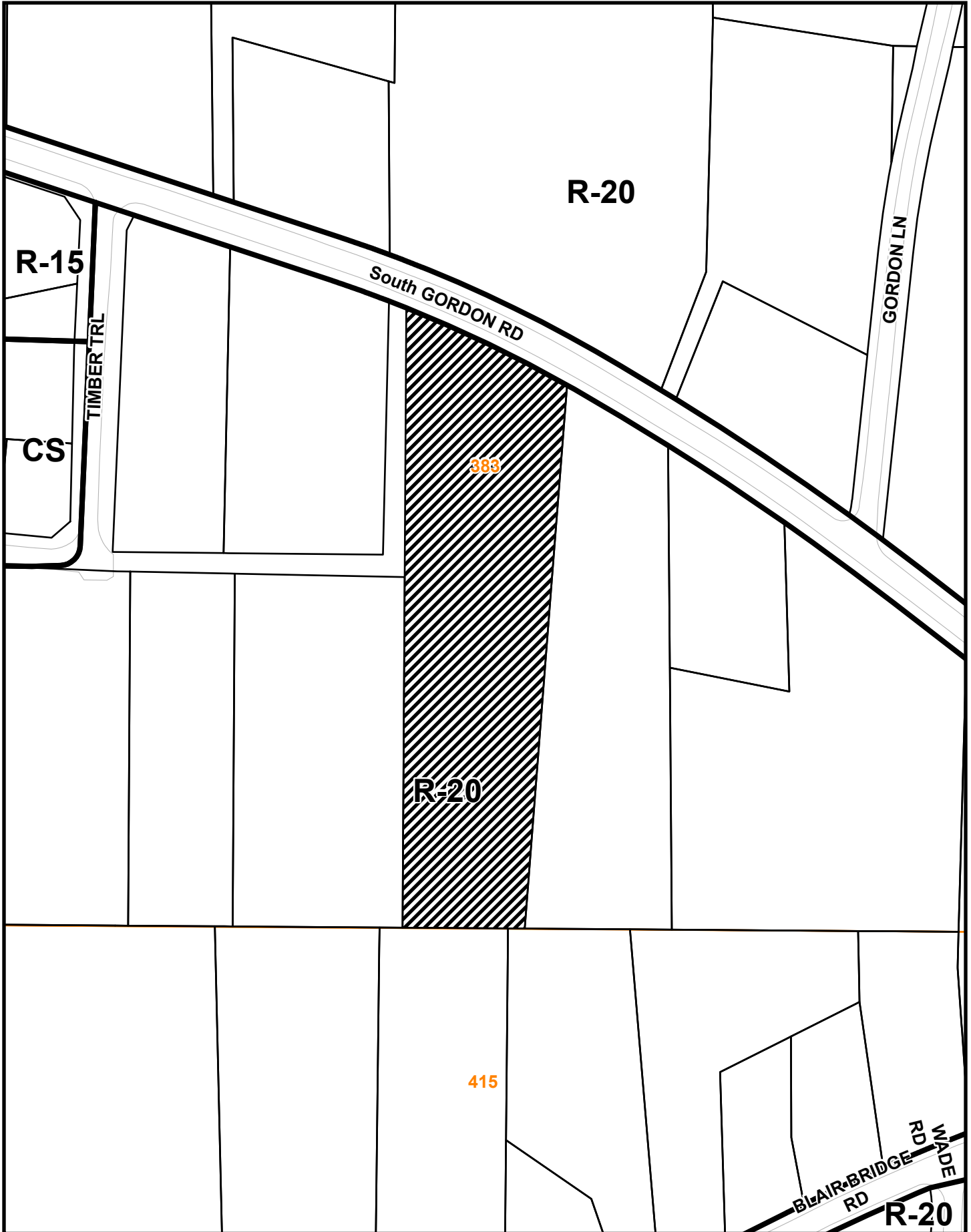
### **QUICK FACTS**

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Vacant
Proposed Zoning	RA-6
Proposed Use	Townhome community
Future Land Use	LDR
Site Acreage	2.57
District	18
Land Lot	383
Parcel #	18038300170
Taxes Paid	Yes

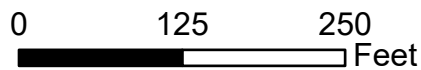
### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-47 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



**Know what's below.**  
Call before you dig.

The 811 system is a national emergency service that provides a central point of contact for utility companies to report and locate underground utilities. This service is available 24 hours a day, 7 days a week. For more information, visit [www.811.com](http://www.811.com).

# SITE PLAN

GORDON SUBDIVISION  
1015 S GORDON RD  
MARIETTA, GA 30154

PREPARED BY:  
**GRT SO ENGINEERING**  
3777 WILSON AVENUE SW  
LITHIA, GA 30057  
PHONE: 678.311.8074

EXECUTIVE HOMES  
REALTY LLC  
3815 HOLCOMB BRIDGE ROAD  
MARIETTA, GA 30154  
PHONE: 404.613.1260

NO.	DATE	DESCRIPTION

SCALE: 1" = 10'-0"  
DATE: 6/22/2024  
PROJECT # 2024-011  
SHEET C2.00



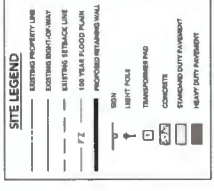
VICINITY MAP  
1015

**LOT COVERAGE CALCULATIONS:**

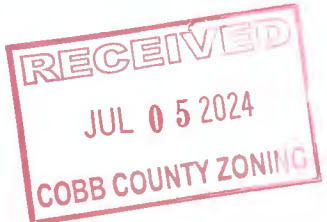
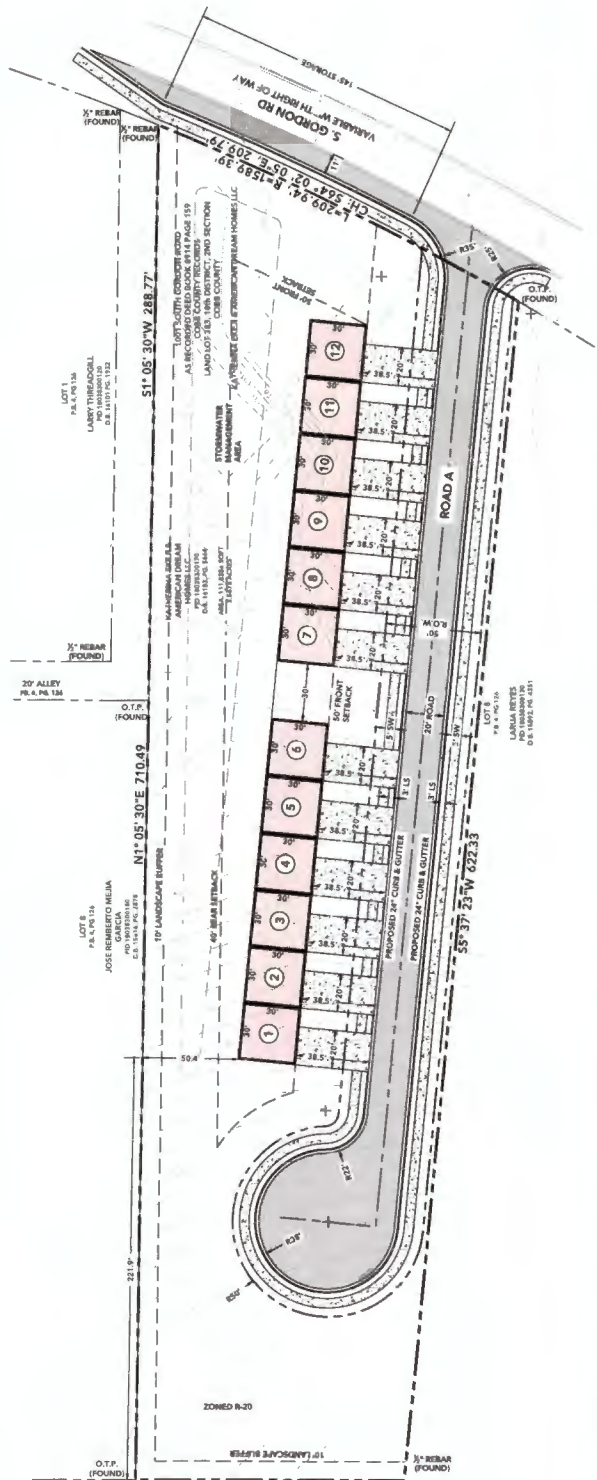
HOUSES	10,800 SF
CONCRETE DRIVEWAYS	9,240 SF
SIDEWALK	6,480 SF
ROAD ASPHALT PAVEMENT	16,440 SF
CONCRETE CURB	2,880 SF
<b>TOTAL AREA</b>	<b>45,840 SF</b>
% LOT IMPERVIOUS SURFACE	48.84%

**SITE DATA SUMMARY:**

ADDRESS	1015 S GORDON RD
TOTAL PROPERTY AREA	23,074 AC (1,000,000 SQ FT)
IMPERVIOUS AREA	11,724 AC (510,000 SQ FT)
PERVIOUS AREA	11,350 AC (490,000 SQ FT)
<b>ZONING CLASSIFICATION</b>	<b>R-10</b>
PROPOSED ZONING	R-10
ADJACENT ZONING	R-10
<b>BUILDING SUMMARY</b>	
NUMBER OF UNITS	100
NUMBER OF STORIES	1
NUMBER OF FLOORS	1
NUMBER OF GARAGES	0
NUMBER OF PORCHES	0
NUMBER OF PATIOS	0
NUMBER OF DECKS	0
NUMBER OF POOLS	0
NUMBER OF HOT TUBS	0
NUMBER OF TRAMPOLINES	0
NUMBER OF PLAYSETS	0
NUMBER OF SWIMMING POOLS	0
NUMBER OF TENNIS COURTS	0
NUMBER OF BASKETBALL COURTS	0
NUMBER OF GOLF COURSES	0
NUMBER OF OTHER RECREATION FACILITIES	0
<b>LANDSCAPE REQUIREMENTS</b>	
MINIMUM LANDSCAPE BUFFER	10 FT
MINIMUM LANDSCAPE WIDTH	10 FT



- GENERAL SITE NOTES:**
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - ALL INTERIOR CURB SHALL BE 4" MINIMUM CHASE BENEATH.
  - PAVEMENT LOT AND ROAD STRIPES SHALL BE IN ACCORDANCE WITH DOT MANUAL OF UNIFORM PRACTICES, CURRENT EDITION.
  - ALL UTILITIES SHALL BE DEPTH MARKED AND STAKED SHALL BE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS FOR ACCESSIBLE DESIGN.
  - ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNDER APPROVED PLANS SPECIFY PROTECTION METHODS.
  - PROTECTIVE BARRIERS SHALL BE INSTALLED TO PROTECT EXISTING UTILITIES AND STRUCTURES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES ORDER TO PROTECT THE INCLUDED DRIVEWAY, INCLUDING STREET FRONTAGE, UTILITY CONNECTIONS, AND ALL OTHER NECESSARY PERMITS.
  - TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL MANHOLES AND CURB SHALL BE COVERED AND TIED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND COUNTY REQUIREMENTS.
  - CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION TRAFFIC BARRIERS TO MAINTAIN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
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# Z-47 2024 Aerial Map



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-  Zoning Boundary
-  City Boundary



# Summary of Intent for Rezoning

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

a) Proposed unit square-footage(s): Minimum 1800 sf

b) Proposed building architecture: ATTACHED

c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

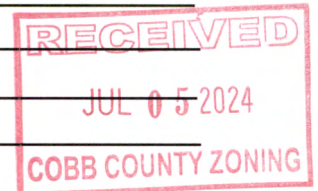
.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

a) Proposed use(s): \_\_\_\_\_

b) Proposed building architecture: \_\_\_\_\_

c) Proposed hours/days of operation: \_\_\_\_\_

d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

Driveway entrance location determined due to proximity to county access to  
20' alley  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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).**

No