



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-58-2024

### **SITE BACKGROUND**

Applicant	Deondre Gay
Phone	470-306-1616
Email	rent@bahmanagementsolutions.com
Representative Contact	Deondre Gay
Phone	470-306-1616
Email	rent@bahmanagementsolutions.com
Titleholder	Atlanta Neighborhood Development Partnership, Inc.
Property Location	Located on the south side of Community Road, east of Mableton Parkway
Address	351 Community Road
Access to Property	Community Road

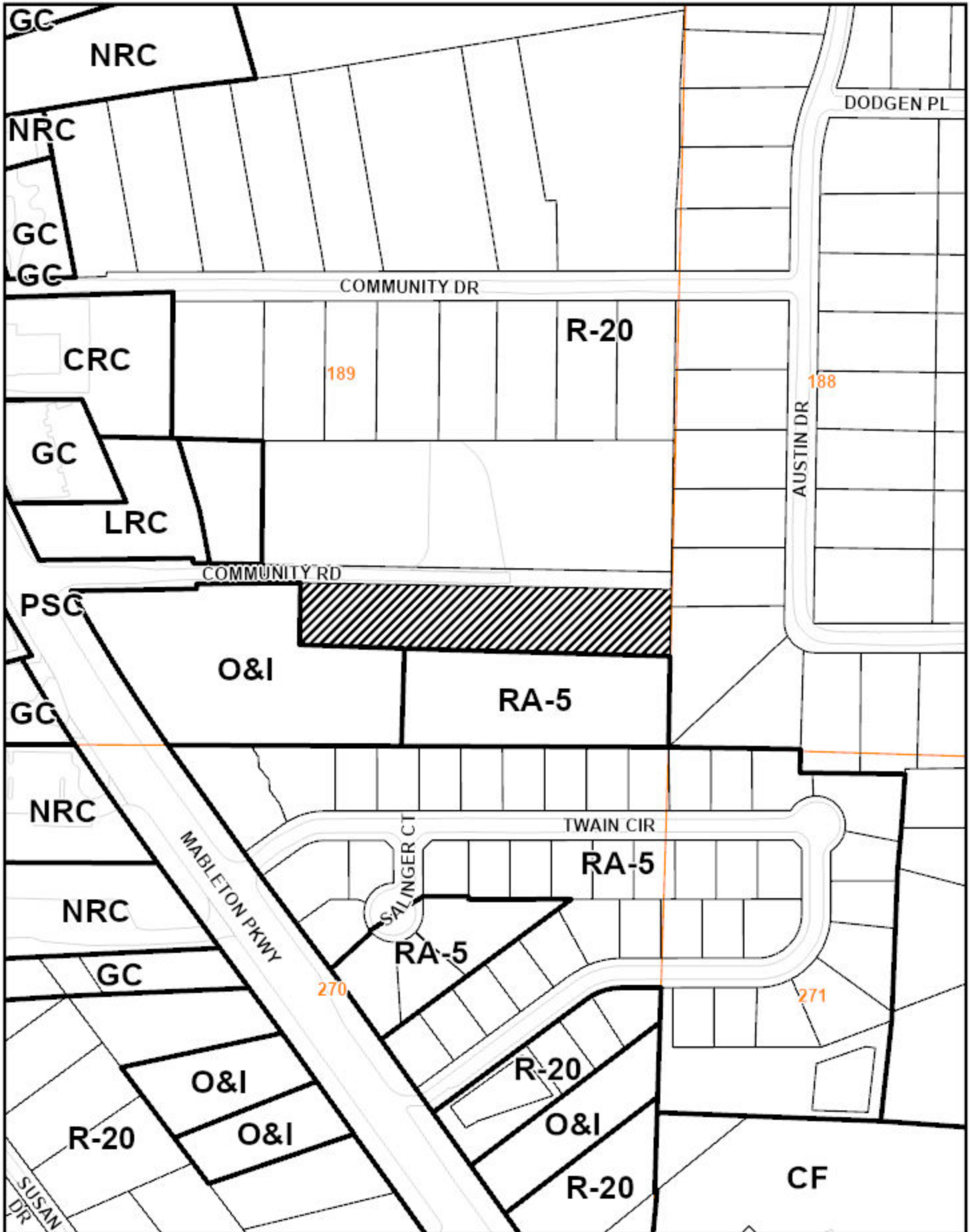
### **QUICK FACTS**

Commission District	4 - Sheffield
Current Zoning	R-20
Current Use of Property	Undeveloped
Proposed Zoning	RA-6
Proposed Use	Townhome condominiums
Future Land Use	MDR
Site Acreage	1.74
District	18
Land Lot	189
Parcel #	18018900270
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**


[Click here to enter text.](#)

# Z-58 2024 Map



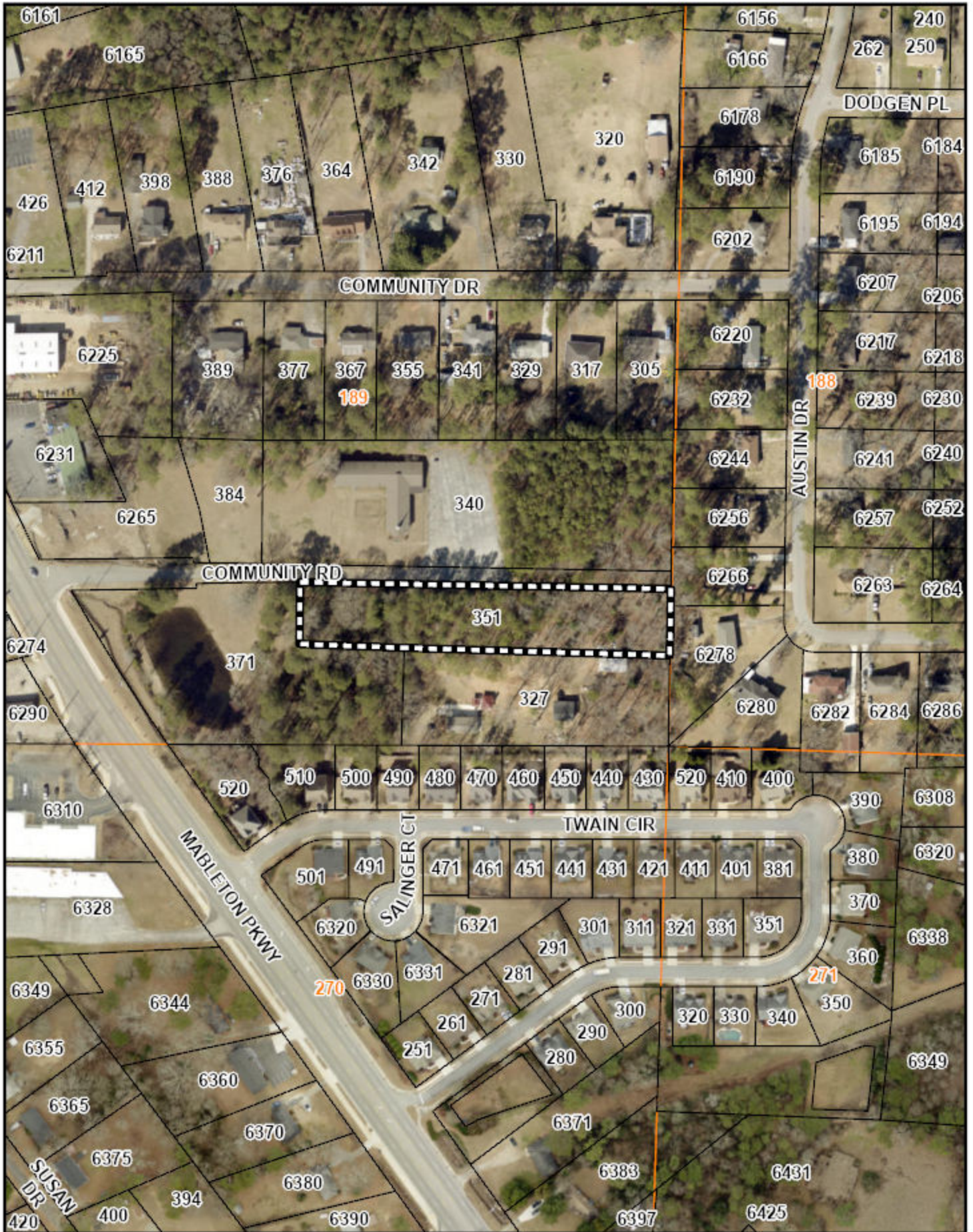
This map is provided for display and planning purposes only. It is not meant to be a legal description.



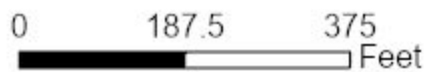
-  Zoning Boundary
-  City Boundary



# Z-58 2024 Aerial Map



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



Zoning Boundary  
 City Boundary



Application No. \_\_\_\_\_

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 2,250SF\*11 => 24,750
- b) Proposed building architecture: Wood framed, modern, upmarket townhomes arranged in duplex, and triplex configurations
- c) List all requested variances: Variance for the front yard set back as 25ft  
Variance for the number of units to be 11, allowing the units per acre calculation to be rounded up

.....  
**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: \_\_\_\_\_

N/A

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

.....  
**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



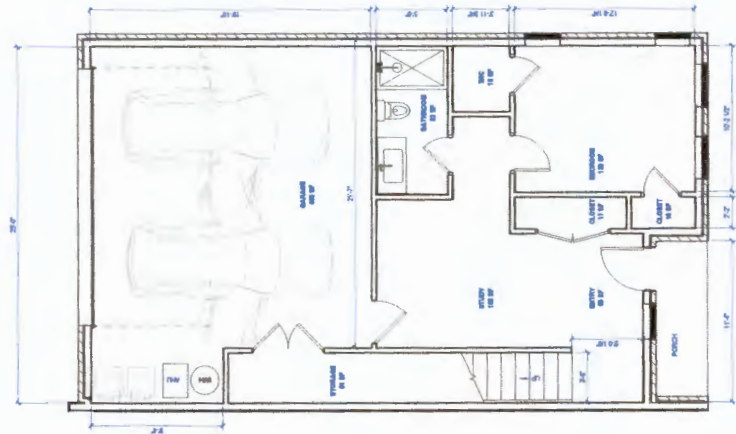
DESIGN INSPIRATION



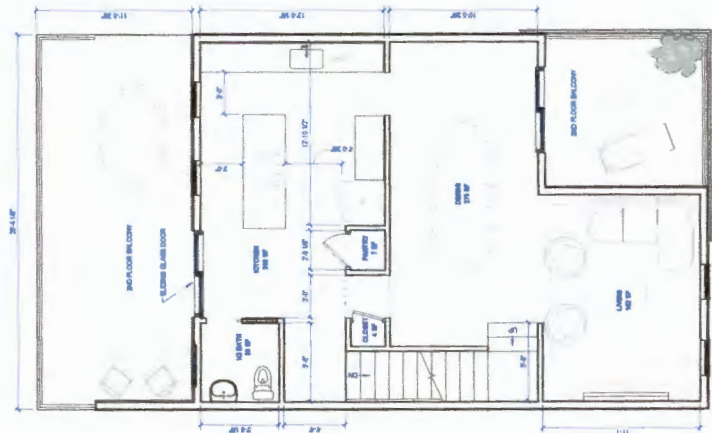
BRICK LIVING WALLS  
 AUG 0 3 2024  
 COMMUNITY ZONING



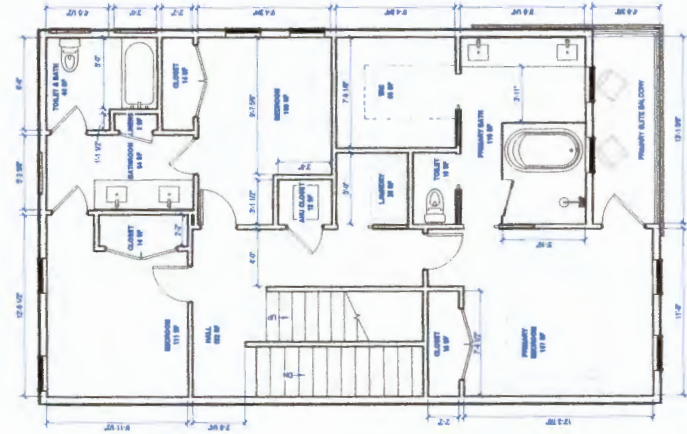
**RECEIVED**  
**AUG 02 2024**  
**COBB COUNTY ZONING**



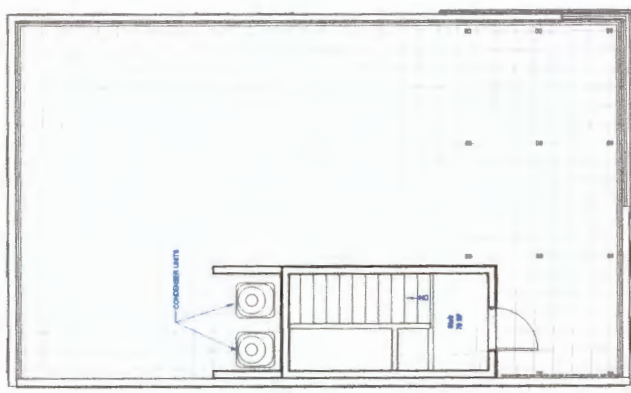
1 Level 1  
 108' x 118'



2 Level 2  
 108' x 118'



3 Level 3  
 108' x 118'



4 Level 4  
 108' x 118'

70 SF + 948 SF + 748 SF + 441 SF = 2208 SF CONDITIONED



**BAH Management and Solutions LLC**  
 Community Rd Townhomes

Lot 118, 118B, District 2nd Subdiv, Cobb County, GA

Unit A Standard

Project No. 2024.020

Copyright © 2022 FATHOM Architecture INC

2024.07.30