

**VARIANCE ONLY RECOMMENDATIONS**

**CASE: #RZ 18-04**

**36.25± ACRES NEAR PINEHURST ROAD AND RIDGEDALE DRIVE  
FOR 110-LOT AGE-RESTRICTED SINGLE-FAMILY DETACHED SUBDIVISION**

**CENTURY COMMUNITIES OF GEORGIA, LLC**

<b>Department of Planning and Development Variances Recommended for APPROVAL</b>	<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 8-28-2018</b>
1. Section 9.18(D), R-HOP, Site and Architectural Design Standards, to reduce the requirement that homes be constructed of no less than 70% brick and/or stone for each building elevation so that the front elevation will have no less than 10% brick and/or stone and the sides and rear will be constructed using cement siding with a combination of cement shakes, board and batten, and siding.	1. SAME.
2. Section 9.19(B), R-HOP(55)-SF, Minimum Floor Space requirements to reduce the minimum square footage for 3-bedroom homes from 1,800 sq. ft. to 1,700 sq. ft.	2. SAME.
3. Section 9.19, R-HOP(55)-SF, Area, Dimensional and Design Standards: To decrease the minimum side yard distance between homes from 15 feet to 10 feet while keeping the 5 foot side yard setback.	3. SAME.
<b>Department of Planning and Development Variances Recommended for DENIAL</b>	<b>Planning Commission Variances Recommended for Denial Called Meeting Date: 8-28-2018</b>
NONE.	NONE.