

VARIANCE ONLY RECOMMENDATIONS

CASE: #RZ 19-02 LUP 19-01

REZONING, LAND USE PLAN AMENDMENT AND REQUEST FOR VARIANCES FOR 257-LOT AGE-RESTRICTED SINGLE FAMILY DETACHED SUBDIVISION

75.29± ACRES TRACT NEAR ROSEBUD ROAD AND TEMPLE JOHNSON ROAD, LOGANVILLE

Department of Planning and Development Variances Recommended for APPROVAL

1. Section 9.19, R-HOP (55) SF District: To reduce the minimum separation distance between buildings from fifteen-feet (15') to ten-feet (10'), measured at the foundation.
2. Section 9.18(1)(D), R-HOP Site and Architectural Design Standards: Homes/buildings shall be constructed of traditional design with brick, stone, masonry horizontal siding, and masonry shakes/shingles. Brick and/or stone shall constitute no less than 70 percent of the materials used, with accents of masonry siding or shakes/shingles for each building elevation. Instead, to allow for a percentage of proposed homes to have the following configurations:
 - a. Forty-five percent (45%) of the units shall have a front façade composed of cedar shake accent with three-foot (3') masonry/brick water table. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - b. Forty-Five percent (45%) of the units shall have a front façade composed of cedar shake accent with thirty percent (30%) brick/masonry accent. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.
 - c. Ten percent (10%) of the units shall have a front façade of cedar shake with seventy Percent (70%) brick/masonry. Side and rear elevations shall be constructed of stained/painted cedar shake and/or cement board siding.