



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (08/10/26)

REPORT TO: Voting Meeting (08/13/26)

ITEM NO: 497/2026

SUBJECT: **3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions** | of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 08/10/26

Voting Meeting Date: 08/13/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL, with conditions, as the proposed use is complimentary with the associated subdivision.

1. The property shall be developed in accordance with the site plan dated December 6, 2024, sign renderings dated May 6, 2026, and as described in the project narrative received June 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3702 & 3703 Friendship Place, 3654 Friendship Road, 3774 & 3746 Friendship Circle | Special Use - Amend Conditions | of a Planned Residential Development (PRD) on a combined 116.47± acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1 & PRD; Tax Parcels 15048 000241, 15048 000242, 15048 000008, 15048 000007 & 15048 000025C | **Proposed Use: Inclusion of additional parcels for subdivision entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
 Application
 Narrative
 Statement of Hardship
 Site Plan
 Plat
 Maps
 Deed
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Building Inspections Comment
 Notice Sign