



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

John Pederson, AICP
Division Manager

Zoning Division
P.O. Box 649
Marietta, Georgia 30061
(770) 528-2035 • fax: (770) 528-2003

Date: February 16, 2012

To: Board of Commissioners

From: John P. Pederson, AICP, Zoning Division Manager

RE: Staff comments for February 21, 2012 Zoning Hearing “Other Business” agenda

Other Business Item #1: No Staff comments.

Other Business Item #2:

- 1) **Cobb D.O.T.**- Recommend no parking in the right of way.
- 2) **Water and Sewer**- Department of Environmental Health approval required for continued use of existing septic system.
- 3) **Fire Department**- Plans to be submitted to the Cobb County Fire Marshalls office to initiate the Certificate of Occupancy process.

Other Business Item #3:

- 1) **Stormwater Management**- This parcel was previously permitted as Trinity Village Retirement Community – Unit II in 2006 (LDP # SPR-2006-00415). The original plan included a mixture of 61 attached and detached residential units (40 attached ranch condominium and 21 detached homes). The proposed Forestar plan is for 61 detached units. While the new plan results in no net increase in unit density it will increase site runoff due to the increased number of individual driveways and unit square footage. The applicant’s design engineer will need to verify that adequate detention is provided in the existing detention pond or propose modifications to provide adequate stormwater management for this development.

Other Business Item #4:

- 1) **Cobb D.O.T.**- Per Cobb County DOT Director, recommend variable right-of-way from 60 feet to 72 feet. In a normal roadway typical section with no median, a 60 foot right-of-way width is acceptable. When there is the development of a taper or a left turn lane the right-of-way width shall be 72 feet. An additional 5 feet on both sides of the roadway shall be designated permanent utility easement to help achieve the utility needs of the corridor.

Other Business Item #5: No Staff comments.