

REVISED  
COBB COUNTY GEORGIA  
ZONING OFFICE

2013 JAN 22 PH 3:46

COBB COUNTY ZONING DIVISION

NO.	DATE	BY	REVISIONS
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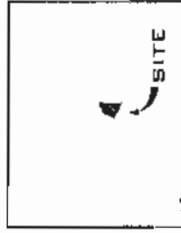
4317 PARK TRAIL, SUITE 200  
ALPHARETTA, GEORGIA 30201  
PHONE: (770) 473-7771  
WWW.TERRACONSTRUCTION.COM



Z-9  
(2013)

BELLWOOD SUB

PRELIMINARY SITE PLAN FOR



**OWNER/DEVELOPER**  
**GDCI GA1, L.P.**  
150 PARK TRAIL, SUITE 200  
ALPHARETTA, GEORGIA 30201  
PHONE: (770) 473-7771  
WWW.TERRACONSTRUCTION.COM

**TAX PARCELS ID**  
180194000100, 180194000200 AND  
180194000300

**SITE AREA**

**DISTURBED AREA**

**SITE ZONING** R-20 REZONE TO R-15  
**BUILDING SETBACKS**

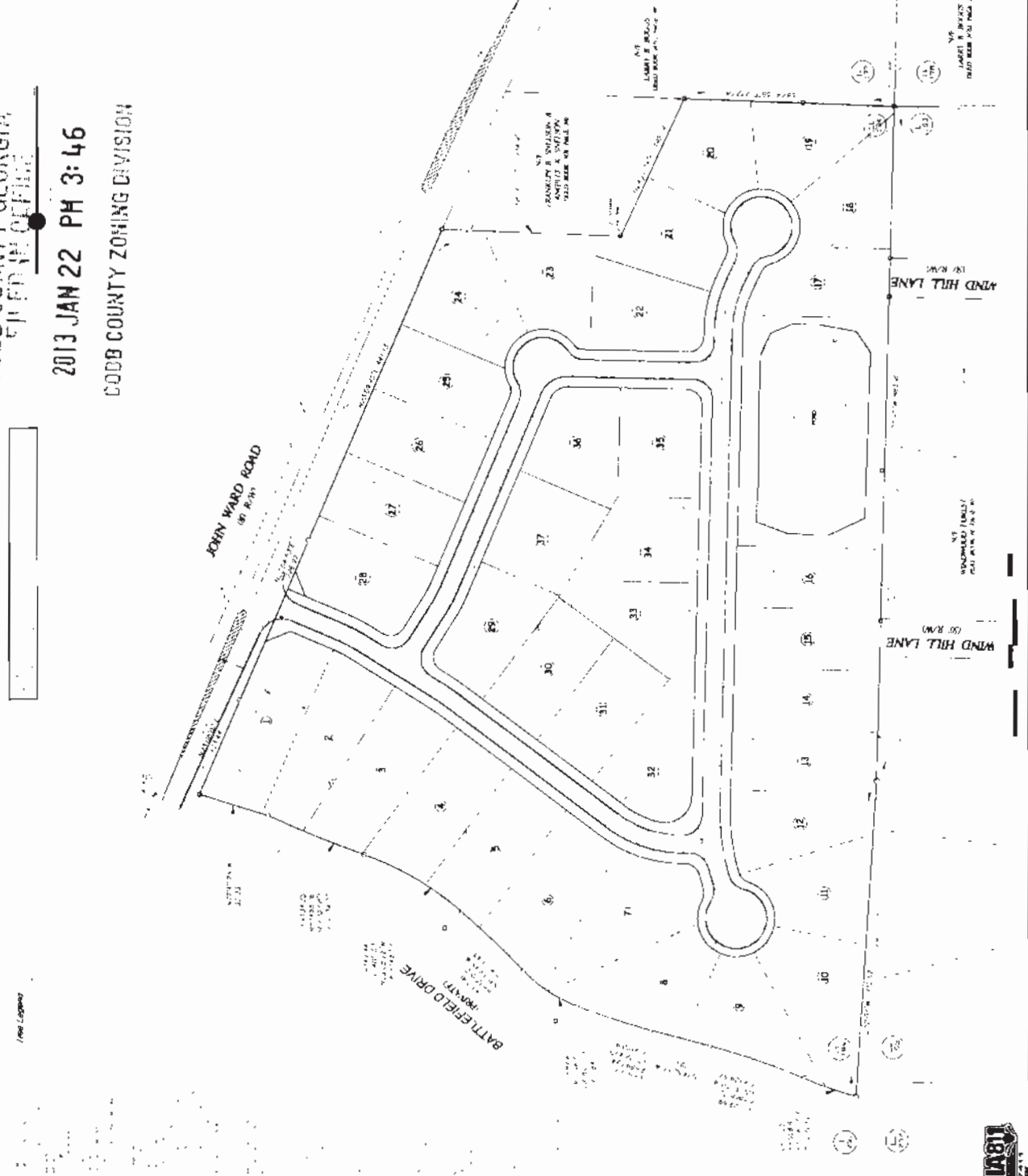
**PROJECT DESCRIPTION**

Project Table

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN FOR	11/15/12

Project Table

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN FOR	11/15/12



Scale: 1" = 40'

North Arrow

Legend

**GEORGIA**

11/15/12

**APPLICANT:** The Pacific Group, Inc.  
678-385-2887

**REPRESENTATIVE:** Garvis L. Sams, Jr. 770-422-7016  
Sams Larkin & Huff, LLP

**TITLEHOLDER:** GDCI GA 1, L.P.

**PROPERTY LOCATION:** East side of John Ward Road, north of  
Lyons Way.

**ACCESS TO PROPERTY:** John Ward Road

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped acreage

**PETITION NO:** Z-9

**HEARING DATE (PC):** 03-05-13

**HEARING DATE (BOC):** 03-19-13

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-Family  
Detached Residential Subdivision

**SIZE OF TRACT:** 17.73 acres

**DISTRICT:** 19

**LAND LOT(S):** 194

**PARCEL(S):** 2, 10, 49

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Undeveloped
- SOUTH:** R-15/Lorings Square Subdivision
- EAST:** R-20/Windwood Forest Subdivision
- WEST:** R-20/OSC - Glenn Park Subdivision and R-20/Brookmont and McNeel Farms Subdivisions

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

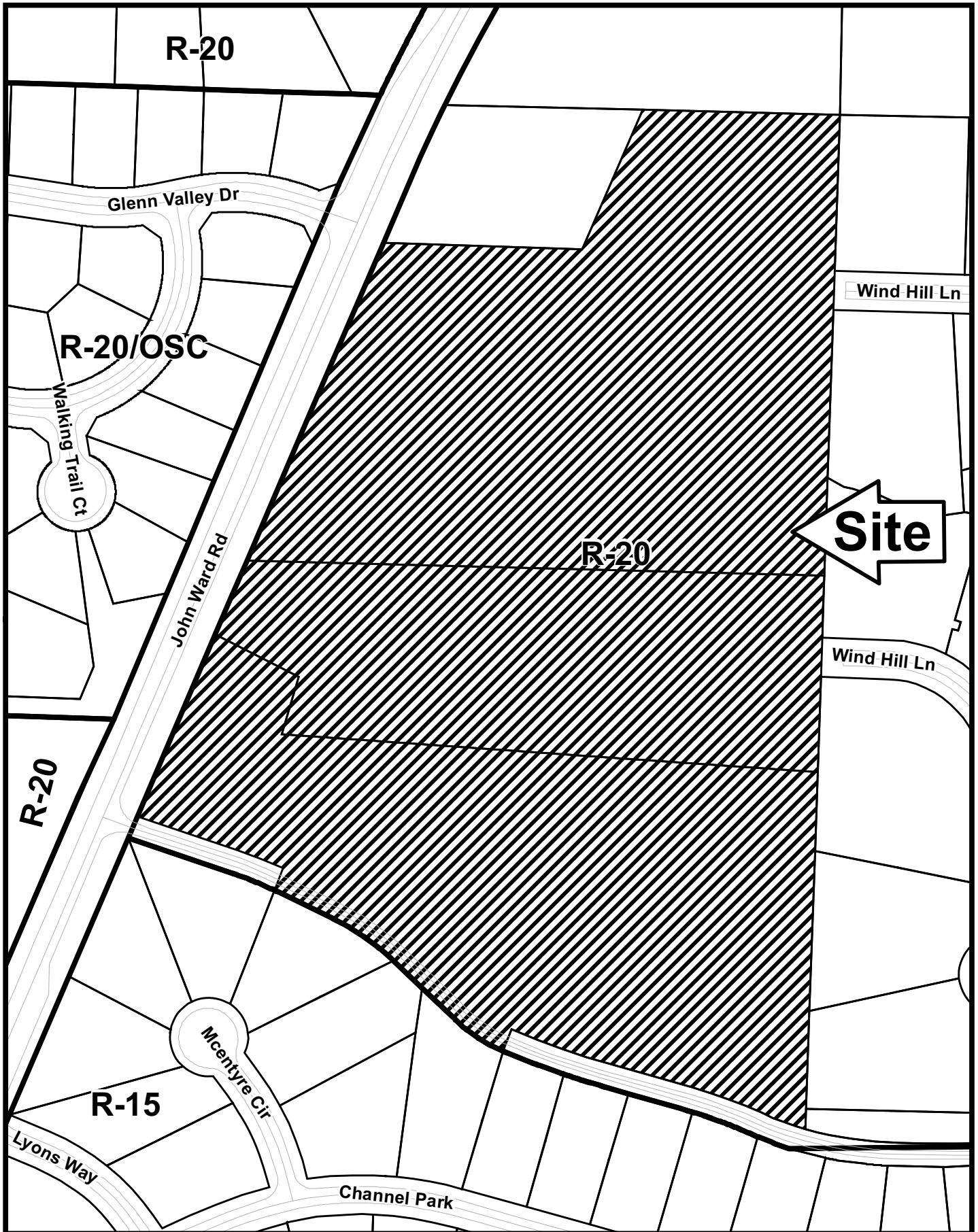
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

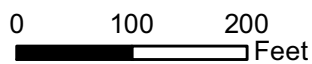
**STIPULATIONS:**





# Z-9



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** The Pacific Group, Inc.

**PETITION NO.:** Z-9

**PRESENT ZONING:** R-20

**PETITION FOR:** R-15

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Low Density Residential (1-2.5 units per acre)

**Proposed Number of Units:** 37      **Overall Density:** 2.08      **Units/Acre**

**Present Zoning Would Allow:** 31      **Units**      **Increase of:** 6      **Units/Lots**

Applicant is requesting the R-15 zoning category for the development of a 37-lot subdivision. The homes will range in size from 2,400 square feet to 4,000 feet and above. Each home shall have, at a minimum, an attached two-car garage. The architectural style and composition of the homes shall consist of brick, stacked stone, cedar, Hardy Plank shake or Hardy Plank siding or a combination thereof. The price range is anticipated to be \$320,000 to \$420,000.

**Historic Preservation:**

**Cemetery Preservation:** No comment.

**APPLICANT:** The Pacific Group, Inc.

**PETITION NO.:** Z-9

**PRESENT ZONING:** R-20

**PETITION FOR:** R-15

\*\*\*\*\*

**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Cheatham Hill</u>	<u>1,105</u>	<u>Over</u>	<u>                    </u>
<b>Elementary</b>			
<u>Lovinggood</u>	<u>1, 133</u>	<u>Over</u>	<u>                    </u>
<b>Middle</b>			
<u>Hillgrove</u>	<u>2, 051</u>	<u>Over</u>	<u>                    </u>

**High**

- School attendance zones are subject to revision at any time.

**Additional Comments:**

Approval of this petition could adversely impact the enrollment at all of these schools, as Cheatham Hill Elementary, Lovinggood Middle and Hillgrove High schools are all over capacity at this time.

\*\*\*\*\*

**FIRE COMMENTS:**

When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT The Pacific Group, Inc.

PETITION NO. Z-009

PRESENT ZONING R-20

PETITION FOR R-15

\*\*\*\*\*

**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): **6" AC / W side of John Ward Road**

Additional Comments: Secondary water feed will be required at Plan Review

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: **At site at John Ward/Battlefield ROW**

Estimated Waste Generation (in G.P.D.): **A D F 5920 Peak= 14800**

Treatment Plant: **South Cobb**

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Drv Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Development Standards require sewer extension to uppermost property line  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-9

PRESENT ZONING: R-20

PETITION FOR: R-15

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Ward Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location:     

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (     undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream within Lorings Square S/D.  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving systems.

APPLICANT: The Pacific Group, Inc.

PETITION NO.: Z-9

PRESENT ZONING: R-20

PETITION FOR: R-15

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**STORMWATER MANAGEMENT COMMENTS – Continued**

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown.
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The revised site plan has relocated the proposed stormwater management facility such that it now discharges into an existing drainage easement through the adjacent Windwood Forest Subdivision. Any runoff bypass to the southwest into the John Ward Road R/W or to the southeast across Battlefield Road into the Lorings Square Subdivision must be limited and subject to the capacity of the receiving conveyance systems.
2. The southeastern portion of the site discharges into the Lorings Square Subdivision and through a series of small lakes. Due to the close proximity of the upper lake (~600') a pre- and post-development sediment survey will be required to verify no significant sediment impact to the lake.



**APPLICANT: The Pacific Group, Inc.**

**PETITION NO.: Z-9**

**PRESENT ZONING: R-20**

**PETITION FOR: R-15**

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**TRANSPORTATION COMMENTS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
John Ward Road	4500	Major Collector	45 mph	Cobb County	80'
Battlefield Drive	N/A	Local	15 mph	Private	N/A

*Based on 2012 traffic counting data taken by Cobb DOT (John Ward Road)*

**COMMENTS AND OBSERVATIONS**

John Ward Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of John Ward Road, a minimum of 40' from the roadway centerline.

Recommend curb, gutter, and sidewalk for the John Ward Road frontage.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadways.

Recommend a deceleration lane and left turn lane on John Ward Road for the entrance.

Recommend removing and closing driveway apron along John Ward Road frontage that development renders unnecessary.

Recommend applicant verify that minimum intersection sight distance is available for John Ward Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 500 feet.

Recommend no monument signs on the right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

## STAFF RECOMMENDATIONS

### **Z-9 THE PACIFIC GROUP, INC.**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of some of the adjacent and nearby properties. However, while there are some other properties in the area also zoned R-15, most are in the R-20 category.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property because the proposed density will only increase the number of lots allowed under the current R-20 by six lots. Be that as it may, most of the area is R-20 with densities of approximately 1.18 units per acre (Windwood Forest, zoned R-20); 1.36 units per acre (McNeel Farms Unit III, zoned R-20); and 1.69 units per acre (Brookmont Subdivision, also zoned R-20). Glenn Park Subdivision, across John Ward Road from the subject property was zoned to R-20/OSC in 2005 (OSC 05-12) with a density of 1.9 units per acre. The closest R-15 is Lorings Square to the south at approximately 2.4 units per acre.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Low Density Residential land use category, with densities ranging from 1 – 2.5 units per acre. While the proposed R-15 density of 2.08 fits in the Low Density Range of 1-2.5 units per acre, staff believes the current R-20 zoning with a density of 1.74 lots (31 lots on the 17.73 acres) is also in the LDR range and would be similar to other R-20 subdivisions in this area.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. Most of the surrounding subdivisions are zoned R-20 with densities ranging from approximately 1.18 units per acre to 1.69 units per acre. The character of the area is mostly R-20 zoning with larger sized lots.

Based on the above analysis, Staff recommends **DENIAL**.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

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2013 JAN -3 PM 2:45

March  
2013

# Summary of Intent for Rezoning\*

COBB COUNTY ZONING DIVISION

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

- a) Proposed unit square-footage(s): 2,400 sq. ft. - 4,000 sq. ft.
  - b) Proposed building architecture: 2-story traditional consisting of a mixture of brick, stone, stucco, Hardy Plank, cedar shake.
  - c) Proposed selling prices(s): \$320,000.00 - \$420,000.00
  - d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

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

The subject property is in an area denominated for Low Density Residential (LDR) developments ranging from 1-2.5 units per acre. At a density of 2.29 units per acre, the subject property is within the range of densities contemplated by the Future Land Use Map. Additionally, the R-15 zoning district, the same zoning district as the subdivision (Lorings Square) which is contiguous and to the south of the subject property.

.....

**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).**

\_\_\_\_\_

\_\_\_\_\_

\* The Appheant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS T. HUFF  
JAMES A. BALI

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376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

JUSTIN H. MELKS

SAMSLARKINHUFF.COM

February 4, 2013

**VIA E-MAIL & HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Application of The Pacific Group, Inc. to Rezone a 17.73± Acre Tract  
from R-20 to R-15 (No. Z-9)

Dear John:

You will recall that this firm represents the Applicant and Property Owner concerning the above-captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on March 5, 2013 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on March 19, 2013.

In accordance with the dialogue which we have established with the County's Professional Staff, this letter will serve as our clients' expression of agreement that the following stipulations shall become conditions and a part of the grant of the requested Rezoning and binding upon the subject property thereafter:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The subject property shall be developed in substantial conformity to that certain revised site plan, prepared by Travis Pruitt & Associates Inc., which was submitted under separate cover on January 22, 2013.
3. The construction of a maximum number of thirty-seven (37) single-family detached homes at a maximum density of 2.08 units per acre.<sup>1</sup>

<sup>1</sup> The subject property is located in an area on the Future Land Use Map designated for Low Density Residential (LDR) development ranging up to 2.5 units per acre. The proposed density of 2.08 units per acre is in keeping with the density of Lorings Square Subdivision (also zoned R-15) which is contiguous and to the south of the subject

COBB COUNTY GEORGIA  
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2013 FEB -4 PM 4:02  
COBB COUNTY ZONING DIVISION

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP

**VIA E-MAIL & HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
February 4, 2013  
Page 2

- 
4. The minimum house size within the proposed residential community shall be 2,400 sq. ft. and will range to 4,000 sq. ft. and above. Each of the homes shall have, at a minimum, an attached two (2) car garage which shall be used for the parking and storage of vehicles.<sup>2</sup>
  5. The architectural style and composition of the homes shall consist of brick, stacked stone, cedar, Hardy Plank shake or Hardy Plank siding or a combination thereof.
  6. The creation of a mandatory HOA and the submission of Declaration of Covenants, Conditions and Restrictions which shall include, among other components, strict architectural controls.
  7. Subdivision entrance signage shall be ground-based, monument style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage located on John Ward Road, shall be incorporated into the landscape plan for the subdivision and shall be fully landscaped and irrigated.
  8. The submission of a landscape plan during the Plan Review Process subject to review and approval by the County Arborist.
  9. Subject to recommendations from the Cobb County Stormwater Management Division with respect to hydrological issues, including the following:
    - a. The ultimate location and configuration of onsite detention and/or stormwater management and water quality components.<sup>3</sup>
    - b. To the extent it is effective to do so, stormwater shall be directed from the gutters of the homes to the street system and ultimately to the established point of detention and water quality.

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property and consistent with the density of Glenn Park Subdivision (zoned R-20 OSC) which is located directly across John Ward Road from the subject property.

<sup>2</sup> Price points are anticipated ranging from approximately Three Hundred Twenty Thousand Dollars (\$320,000) to Four Hundred Twenty Thousand Dollars (\$420,000).

<sup>3</sup> With the filing of the revised site plan, the detention facility was been shifted to the north so that the storm outfall drains to an existing drainage easement located in neighboring Winwood Forest residential community. There are no lakes or streams which will directly receive stormwater.

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A LIMITED LIABILITY PARTNERSHIP

**VIA E-MAIL & HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
February 4, 2013  
Page 3

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10. Subject to recommendations from the Cobb County Department of Transportation ("DOT"), including the following:
    - a. The installation of a deceleration lane and taper.
    - b. The installation of a left-turn lane.
    - c. The installation of sidewalk, curb and gutter along the subject property's John Ward Road frontage.<sup>4</sup>
    - d. Providing a 10 ft. no access easement along the subject property's frontage on John Ward Road except, of course, with respect to the subdivision entrance located thereon.
    - e. During the construction and build-out of the proposed development, there shall be no parking or stacking of trucks and/or construction vehicles on John Ward Road.
  11. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site. Additionally, an agreement that those lots which end up being traversed along a common property line by a sewer easement, 12 ft. as opposed to 10 ft. side setbacks will be recognized.
  12. Subject to recommendations from the Cobb County Fire Department.
  13. The District Commissioner shall have the authority to approve minor modifications to these stipulations as well as the final site plan as the development proposal proceeds through the Plan Review Process and thereafter.

The proposed residential development under the R-15 zoning district is appropriate considering the context of development in which the subject property is situated as noted hereinabove. Additionally, with the subject property being located in an area under the Future Land Use Map calling for densities up to 2.5 units per acre, the proposed density of 2.08 units per acre is consistent with the policy and intent embodied in both the Future Land Use Map and the Comprehensive Land Use Plan.

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<sup>4</sup> Cobb DOT is not requiring additional right-of-way, with the existing right-of-way on John Ward Road being 80 ft. in width.

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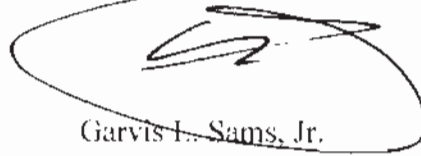
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
February 4, 2013  
Page 4

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Please do not hesitate to contact me should you or the staff require any further information or documentation prior to preparation of the Zoning Analysis and Staff Recommendations. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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GLS,Jr./dsj

cc: Members, Cobb County Board of Commissioners (Via E-mail & Hand Delivery)  
Members, Cobb County Planning Commission (Via E-mail)  
Mr. Robert L. Hosack, Jr., AICP Director (Via E-mail & Hand Delivery)  
Mr. Dana Johnson, AICP Planning Manager (Via E-mail & Hand Delivery)  
Mr. Jason Campbell, Planner III (Via E-mail & Hand Delivery)  
Ms. Jane Stricklin, P.E., Cobb County DOI (Via E-mail)  
Mr. David Breden, P.E., Cobb County Stormwater Management (Via E-mail)  
Ms. Karen King, Assistant County Clerk (Via E-mail & Hand Delivery)  
Ms. Lori Barton, Deputy County Clerk (Via E-mail & Hand Delivery)  
Ms. Keli Gambrill, PLAN (Via E-mail)  
Mr. Gary Wolovick (Via E-mail)  
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