

**MAY 21, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 3

PURPOSE

To consider a site plan amendment for Ballantry Homes (Westcobb) Inc. regarding rezoning application Z-54 of 2012 (Ballantry Homes (Westcobb) Inc.), for property located at the southeast intersection of Macland Road and Bankstone Drive in Land Lots 471, 472, 491 and 492 of the 19th District.

BACKGROUND

The subject property was rezoned in 2012 to R-15 OSC for a 123 lot single-family subdivision. The applicant’s engineer has finished the final engineering for the property which results in the roads being slightly repositioned, the lots being slightly repositioned, and the loss of three lots for a total of 120 lots. Additionally, the amenity area is now shown with tennis courts, a pool, cabana, and playground. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

ATTACHMENTS

Other Business application and zoning stipulations.

(Site Plan Approval)

Application for "Other Business" Cobb County, Georgia

3

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 05/21/2013

Applicant: Ballantry Homes (Westcobb) Inc. **Phone #:** (905) 887-7235
(applicant's name printed)

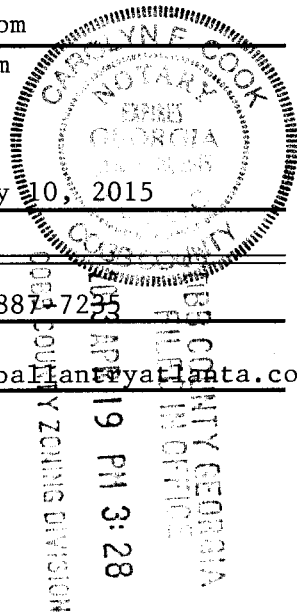
Address: Suite 6, 20 Cachet Woods Court, Markham, Ontario L6C 3G1 **E-Mail:** rmartin@ballantryatlanta.com
Moore Ingram Johnson & Steele, LLP

J. Kevin Moore **Address:** Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] **Phone #:** (770) 429-1499 **E-Mail:** jkm@mijs.com
(representative's signature) w7@mijs.com

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: January 10, 2015



Titleholder(s): Ballantry Homes (Westcobb) Inc. **Phone #:** (905) 887-7235
(property owner's name printed)

Address: Suite 6, 20 Cachet Woods Court, Markham, Ontario L6C 3G1 **E-Mail:** rmartin@ballantryatlanta.com

See Exhibit "A" for Representative's Signature
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Commission District: 4 (Cupid) **Zoning Case:** Z-54 (2012)

Date of Zoning Decision: 12/18/2012 **Original Date of Hearing:** 12/18/2012

Location: Southeasterly intersection of State Route 360 (Macland Road) and Bankstone Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 471, 472, 491, 492 **District(s):** 19th

State specifically the need or reason(s) for Other Business: _____
See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan Approval)

Application No.: Z-54 (2012)
Original Hearing Date: December 18, 2012
Date of Zoning Decision: December 18, 2012
Current Hearing Date: May 21, 2013

Applicant/Property Owner: Ballantry Homes (Westcobb) Inc.

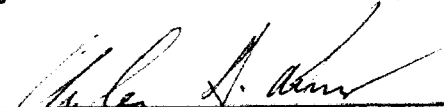
BALLANTRY HOMES (WESTCOBB) INC.

BY: 
TITLE: VICE PRESIDENT

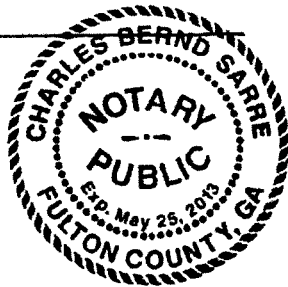
Address: Suite 6, 20 Cachet Woods Court
Markham, Ontario L6C 3G1

Telephone No.: (905) 887-7235

Signed, sealed, and delivered in the presence of:

 4.19. 2013
Notary Public
Commission Expires:

[Notary Seal]



CODD COUNTY GEORGIA
FILED IN OFFICE
2013 APR 19 PM 3:28
CODD COUNTY ZONING DIVISION

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN APPROVAL)

Application No.: Z-54 (2012)
Original Hearing Date: December 18, 2012
Date of Zoning Decision: December 18, 2012
Current Hearing Date: May 21, 2013

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 APR 19 PM 3:28
COBB COUNTY ZONING DIVISION

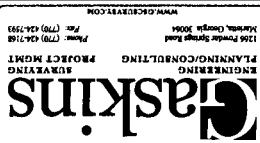
BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Property Owner: Ballantry Homes (Westcobb) Inc.

The Subject Property was rezoned "site plan specific" on December 18, 2012, by the Cobb County Board of Commissioners. Upon commencement of permitting and development, Ballantry Homes (Westcobb) Inc. (hereinafter "Applicant") has amended the previously approved Zoning Plan to account for County comments; as well as to enhance the overall development. Therefore, submitted with this Application for "Other Business," is the amended Zoning Plan dated April 9, 2013, prepared by Gaskins Surveying Company.

With the filing of this Application for "Other Business," Applicant seeks approval of the amended Zoning Plan, same being dated April 9, 2013, prepared by Gaskins Surveying Company. A reduced copy of the proposed, amended Rezoning Plan s attached hereto as Exhibit "I" and incorporated herein by reference.

The balance and remainder of the stipulations and conditions specifically enumerated in the official minutes of the Cobb County Board of Commissioners Zoning Hearing held on December 18, 2012, as to Application No. Z-54 (2012) are unaltered by this request for site plan approval.



ENGINEERING & SURVEYING
PLANNING/CONSULTING
PROJECT RIGHT

BANKSTONE PRESERVE
LAND LOTS 471, 472, 491 & 492
19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
ZONED R15-05C

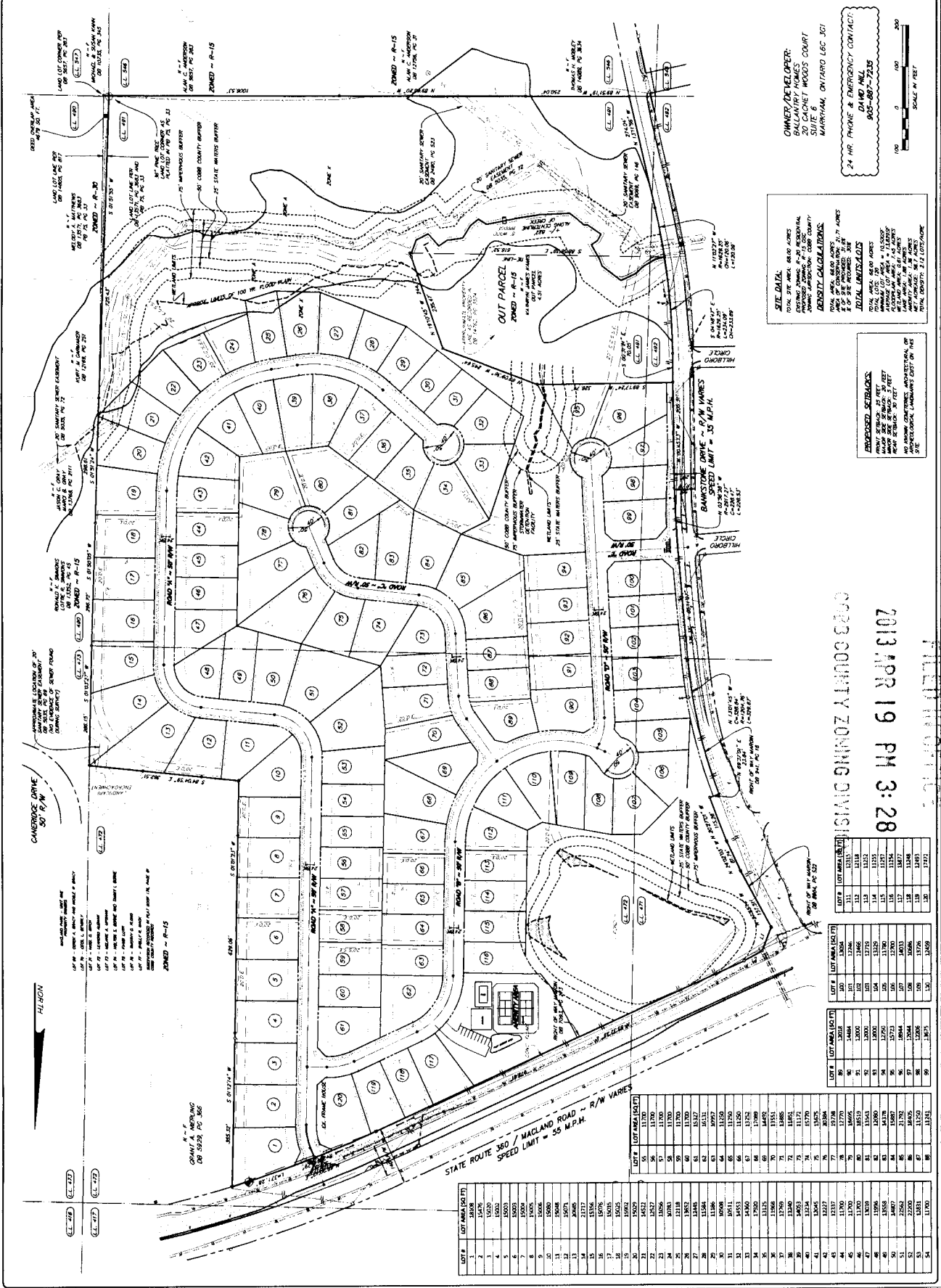
SHEET NO.	TOTAL SHEETS
1	1

ZONING PLAN
SHEET TITLE



DATE: 04/09/13
SCALE: 1" = 100'
ISSUE DATE: 04/09/13
SHEET NUMBER: 20

NOT ISSUED FOR CONSTRUCTION



OWNER/DEVELOPER:
GARDNER DEVELOPERS
20 CASCHEE WOODS COURT
SUITE 5
MARIETTA, ONTARIO L6C 3J1

24 HR PHONE & EMERGENCY CONTACT:
DAVID HALL
800-887-7235

SITE DATA:
TOTAL SITE AREA: 88.00 ACRES
APPROXIMATE ZONING: R15-05C
APPROXIMATE ZONING: R15-05C
APPROXIMATE ZONING: R15-05C

PROPOSED SETBACKS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 APR 19 PM 3:28
COBB COUNTY ZONING DIVISION

LOT #	LOT AREA (SQ FT)	LOT AREA (SQ FT)	LOT AREA (SQ FT)
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
14	1000	1000	1000
15	1000	1000	1000
16	1000	1000	1000
17	1000	1000	1000
18	1000	1000	1000
19	1000	1000	1000
20	1000	1000	1000
21	1000	1000	1000
22	1000	1000	1000
23	1000	1000	1000
24	1000	1000	1000
25	1000	1000	1000
26	1000	1000	1000
27	1000	1000	1000
28	1000	1000	1000
29	1000	1000	1000
30	1000	1000	1000
31	1000	1000	1000
32	1000	1000	1000
33	1000	1000	1000
34	1000	1000	1000
35	1000	1000	1000
36	1000	1000	1000
37	1000	1000	1000
38	1000	1000	1000
39	1000	1000	1000
40	1000	1000	1000
41	1000	1000	1000
42	1000	1000	1000
43	1000	1000	1000
44	1000	1000	1000
45	1000	1000	1000
46	1000	1000	1000
47	1000	1000	1000
48	1000	1000	1000
49	1000	1000	1000
50	1000	1000	1000
51	1000	1000	1000
52	1000	1000	1000
53	1000	1000	1000
54	1000	1000	1000

**SITE PLAN FOR APPROVAL BY
BOARD OF COMMISSIONERS
PURSUANT TO APPLICATION FOR
“OTHER BUSINESS” – MAY 21, 2013**

Gaskins

ENGINEERING
PLANNING/CONSULTING
SUBSIDIARY

1306 Powder Springs Road
Powder Springs, Georgia 30127
Phone: (770) 424-3146
Fax: (770) 424-3292
WWW.GASKINS.COM

LAND LOTS 471, 472, 491 & 492
19TH DISTRICT, ZONED R15-05C
BANKSTONE PRESERVE

ZONING PLAN

SHEET TITLE

SCALE

DATE

DRAWN BY

CHECKED BY

APPROVED BY

NOT ISSUED FOR CONSTRUCTION

20

DATE: 04/19/13

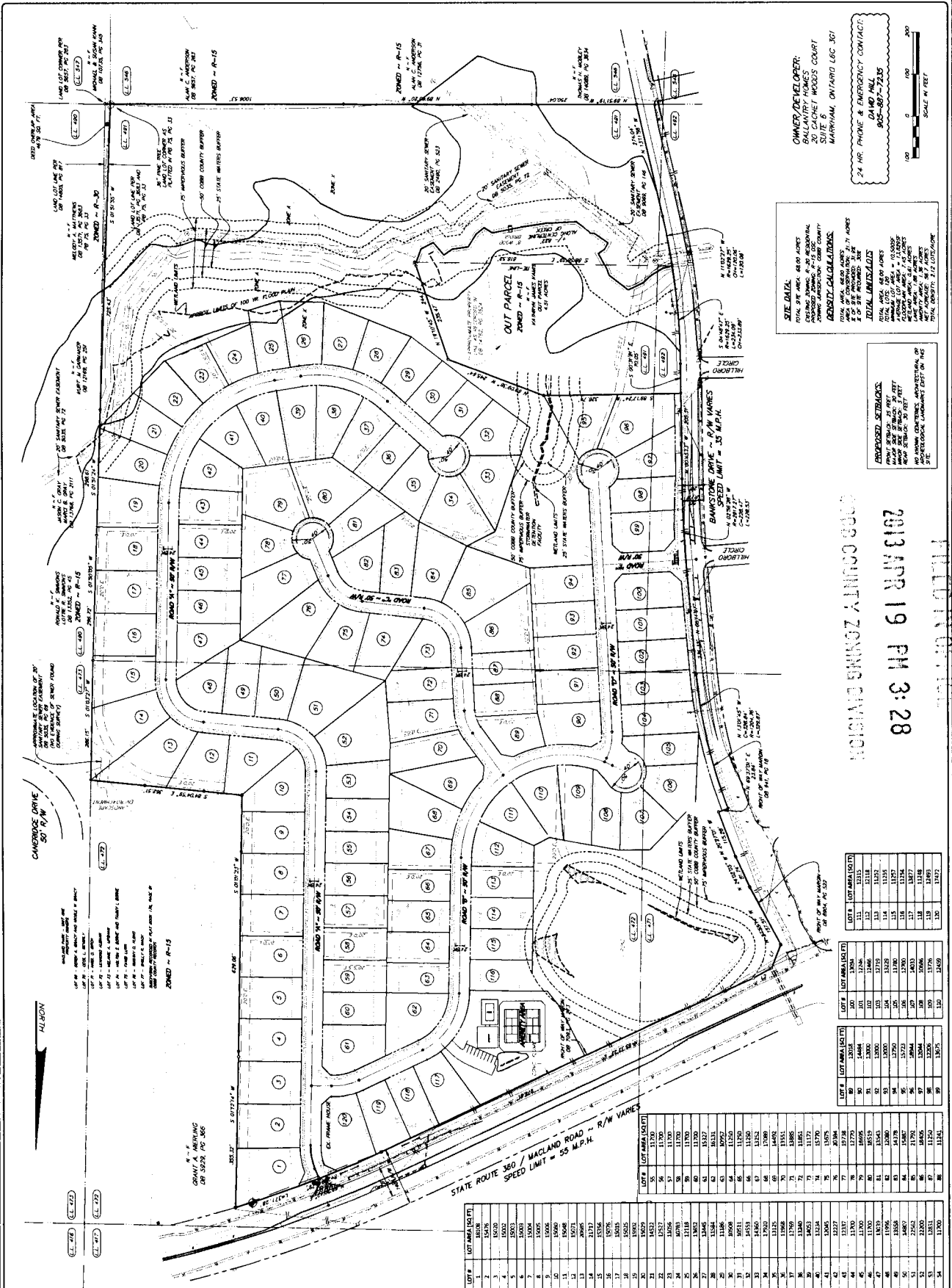
SCALE: 1" = 100'

SHEET NUMBER

GASKINS #12141

PROJECT: BANKSTONE PRESERVE

CLIENT: CHAMBER DEVELOPER



OWNER/DEVELOPER:
CHAMBER DEVELOPER
20 CACHET WOODS COURT
SUITE 6
MARIETTA, ONTARIO L6C 3G1

24 HR. PHONE & EMERGENCY CONTACT:
DAVID HILL
800-887-7235

SITE DATA:

TOTAL SITE AREA: 48.00 ACRES
APPROXIMATE ZONED R15-05C
APPROXIMATE ZONED R30-05C
APPROXIMATE ZONED R45-05C
APPROXIMATE ZONED R100-05C

TOTAL LOTS: 54

APPROXIMATE TOTAL AREA OF 54 LOTS: 48.00 ACRES
APPROXIMATE TOTAL AREA OF 54 LOTS (EXCLUDING EASEMENTS AND BUFFER SPACES): 44.00 ACRES
APPROXIMATE TOTAL AREA OF 54 LOTS (EXCLUDING EASEMENTS, BUFFER SPACES, AND DRIVEWAY ASPHALT): 42.00 ACRES

APPROVED SITE PLAN:

NO AREAS CONTAINING APPLICABLE OR APPLICABLE ZONING DESIGNATIONS SHOWN ON THE SITE.

COBB COUNTY GEORGIA
FIELD OFFICE
2013 APR 19 PM 3:28
COBB COUNTY ZONING DIVISION

LOT #	LOT AREA (SQ FT)	LOT AREA (SQ FT)	LOT AREA (SQ FT)	LOT AREA (SQ FT)
1	1211	1212	1213	1214
2	1215	1216	1217	1218
3	1219	1220	1221	1222
4	1223	1224	1225	1226
5	1227	1228	1229	1230
6	1231	1232	1233	1234
7	1235	1236	1237	1238
8	1239	1240	1241	1242
9	1243	1244	1245	1246
10	1247	1248	1249	1250
11	1251	1252	1253	1254
12	1255	1256	1257	1258
13	1259	1260	1261	1262
14	1263	1264	1265	1266
15	1267	1268	1269	1270
16	1271	1272	1273	1274
17	1275	1276	1277	1278
18	1279	1280	1281	1282
19	1283	1284	1285	1286
20	1287	1288	1289	1290
21	1291	1292	1293	1294
22	1295	1296	1297	1298
23	1299	1300	1301	1302
24	1303	1304	1305	1306
25	1307	1308	1309	1310
26	1311	1312	1313	1314
27	1315	1316	1317	1318
28	1319	1320	1321	1322
29	1323	1324	1325	1326
30	1327	1328	1329	1330
31	1331	1332	1333	1334
32	1335	1336	1337	1338
33	1339	1340	1341	1342
34	1343	1344	1345	1346
35	1347	1348	1349	1350
36	1351	1352	1353	1354
37	1355	1356	1357	1358
38	1359	1360	1361	1362
39	1363	1364	1365	1366
40	1367	1368	1369	1370
41	1371	1372	1373	1374
42	1375	1376	1377	1378
43	1379	1380	1381	1382
44	1383	1384	1385	1386
45	1387	1388	1389	1390
46	1391	1392	1393	1394
47	1395	1396	1397	1398
48	1399	1400	1401	1402
49	1403	1404	1405	1406
50	1407	1408	1409	1410
51	1411	1412	1413	1414
52	1415	1416	1417	1418
53	1419	1420	1421	1422
54	1423	1424	1425	1426

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**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR Z-54 (2012) –
DECEMBER 18, 2012**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 18, 2012
9:00 A.M.**

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 APR 19 PM 3:28
COBB COUNTY ZONING DIVISION

The Board of Commissioners' Zoning Hearing was held on Tuesday, December 18, 2012 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Commissioner JoAnn Birrell
Commissioner Helen Goreham
Commissioner Robert Ott
Commissioner Woody Thompson

Z-54

BALLANTRY HOMES (WESTCOBB) INC. (owner) requesting Rezoning from **R-20** to **R-15/OSC** for the purpose of a Subdivision in Land Lots 471, 472, 491 and 492 of the 19th District. Located at the southeast intersection of Macland Road and Bankstone Drive.

The public hearing was opened and Mr. Kevin Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Goreham, to approve Rezoning to the **R-15 OSC** zoning district **subject to:**

- Letter of agreeable conditions from Mr. Kevin Moore dated November 28, 2012 including representative photographs of home exteriors (attached and made part of these minutes) with the following changes:
 - Item No. 4 – strike 2,000 and replace with 2,200
 - Item No. 5 – strike reference to board and batten
- Email correspondence from Mr. Chuck Davis dated November 30, 2012 (attached and made a part of these minutes)
- Amenity area shall meet criteria set forth in the Macland Road Design Guidelines
- Reduce number of lots to 123 by deleting lots 75, 76, 77, and 78 and said lots to be incorporated into open space
- Planning Division comments and recommendations

- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. § 36-71-13 for dedication of system improvements to mitigate traffic concerns**

VOTE: ADOPTED unanimously

Z-54 (2012)

APPROVED SITE PLAN

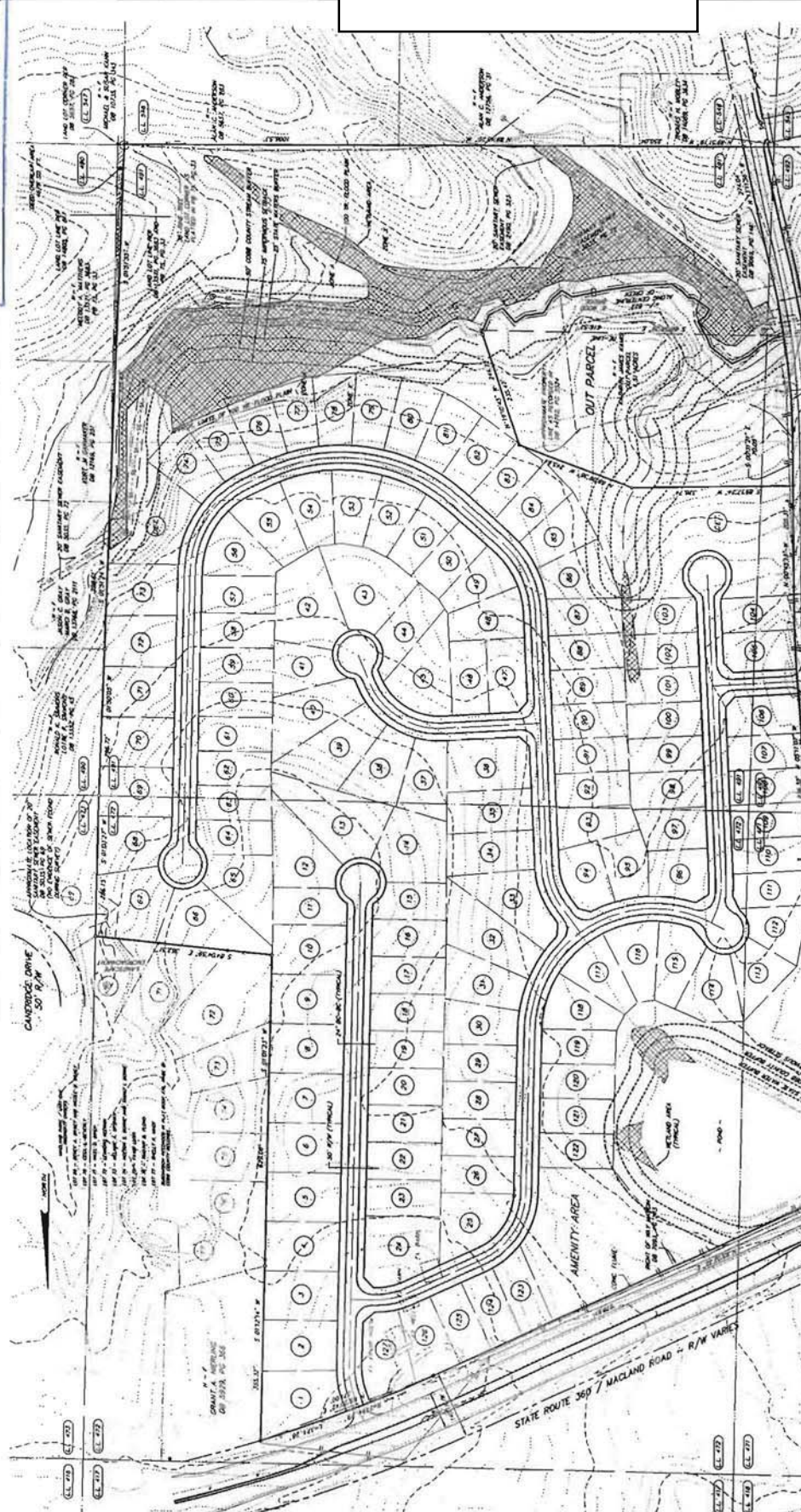
Gaskins
 ENGINEERING
 PLANNING/CONSULTING
 PROJECT MGMT
 1300 Peachtree Dunwoody Road, Suite 1000
 Atlanta, Georgia 30308
 Phone: (770) 451-1149
 Fax: (770) 451-1793
 WWW.GASKINS.COM

PROJECT NO:	B138	DATE:
DRAWN BY:	ASH	CHECKED BY:
SCALE:	1" = 100'	ISSUE DATE:
SHEET NUMBER:	01	

NO.	DATE	REVISION

SHEET TITLE:
ZONING PLAN

RECEIVED
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 OCT - 4 2012



SITE DATA
 TOTAL AREA: 66,300 SQ FT
 TOTAL AREA: 1,510 ACRES
 TOTAL AREA: 1,510 ACRES
 TOTAL AREA: 1,510 ACRES

DENSITY CALCULATIONS
 TOTAL AREA: 66,300 SQ FT
 TOTAL AREA: 1,510 ACRES
 TOTAL AREA: 1,510 ACRES
 TOTAL AREA: 1,510 ACRES

PROPOSED STRIPS
 FROM REMAINING 1/4 SECTION 34, T22N, R17W, S24E
 1. 1/4 SECTION 34, T22N, R17W, S24E
 2. 1/4 SECTION 34, T22N, R17W, S24E
 3. 1/4 SECTION 34, T22N, R17W, S24E

Approved by the Georgia Department of Transportation on 10/15/12. The project is located in the unincorporated area of Cobb County, Georgia, and is subject to the Georgia Department of Transportation's requirements for the construction and maintenance of a safe and sound highway.

MOORE INGRAM JOHNSON & STEELE

254

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
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J. KEVIN MOORE
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BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
KIM A. ROPER
VICTOR P. VALMUS

WILLIAM R. WINDERS, JR.*
ANGELA H. SMITH†
JOYCE W. HARPER
CHRISTOPHER C. MINGLEDORFF†
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CAREY E. OLSON*
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PRESTON D. HOLLOWAY
WILMA R. BUSH
GREGORY H. FULLER*
VERONICA L. RICHARDSON
TODD I. HEIRD*
DANIEL W. STARNES*
ALEXANDER B. MORRISON*
DOUGLAS W. BUTLER, JR.
APRIL R. HOLLOWAY
CARLA C. WESTER†
JAIME E. KNOEBEL*
ADON J. SOLOMON*
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KNOXVILLE, TENNESSEE 37923
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10161 DEERWOOD PARK BLVD • BLDG 200, STE 250
JACKSONVILLE, FLORIDA 32258
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NASHVILLE, TENNESSEE
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NASHVILLE, TENNESSEE 37203
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LOUISVILLE, KENTUCKY
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LOUISVILLE, KENTUCKY 40223
TELEPHONE (502) 410-8021

CHARLESTON, SOUTH CAROLINA
4000 S. FABER PLACE DR • STE 300
CHARLESTON, SOUTH CAROLINA 29405
TELEPHONE (843) 362-0002

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CARLY M. RECORD
SARAH H. BEST*†
ERICA C. MITCHELL
BRAM L. SCHARF†
ROY H. SPARKS*
RYAN C. EDENS*
JULIE C. FULLER*
JODI B. LODEN*
AMY E. BROWN*
TAMMI L. BROWN
TRAVIS R. JACKSON
DAVID A. HURTADO
J. MARSHALL WEHUNT
KENDRA A. BIRTSCH*
JONATHAN J. SMITH
MONTOYA M. HO-SANG†

TRISTAN B. MORRISON****
WILLIAM B. WARINAY*
W. COLLINS BROWN
ROBERT A. BUTLER
COLLEEN K. HORN****

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
**** ALSO ADMITTED IN CA
* ALSO ADMITTED IN TX
† ALSO ADMITTED IN AL
* ALSO ADMITTED IN KY
† ALSO ADMITTED IN NY
* ALSO ADMITTED IN NY
* ALSO ADMITTED IN SC
* ALSO ADMITTED IN NC
* ADMITTED ONLY IN TN
† ADMITTED ONLY IN FL

November 28, 2012

Hand Delivered

Min. Bk. 67 Petition No. 2-54
Doc. Type letter of agreement
conditions
Meeting Date 12/18/12

COBB COUNTY GEORGIA
FILED IN OFFICE
2012 NOV 28 PM 12:21
COBB COUNTY ZONING DIVISION

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-54 (2012)
Applicant/Property Owner: Ballantry Homes (Westcobb) Inc.
Property: 68.00 acres, more or less, located at the southeasterly intersection of State Route 360 (Macland Road) and Bankstone Drive, Land Lots 471, 472, 491, and 492, 19th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent Ballantry Homes (Westcobb) Inc., who is the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to property located at the southeasterly intersection of State Route 360 (Macland Road) and Bankstone Drive, and being 68.00 acres, Land Lots 471, 472, 491, and 492, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meeting with planning and zoning staff and various Cobb County departmental representatives and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this letter

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 2 of 4
November 28, 2012

Petition No. 2-54
Meeting Date 12.18.12
Continued

of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The stipulations are as follows:

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of R-15 Open Space Community ("R-15/OSC"), site plan specific to the with reference to the Zoning Plan prepared by Gaskins Surveying Company dated September 25, 2012, and filed with the Zoning Office on October 4, 2012, contemporaneously with the Application for Rezoning.
- (2) The proposed residential community shall have a maximum of 133 single-family lots.
- (3) The total acreage of the Subject Property is 68.00 acres. Applicant agrees to establish conservation areas totaling a minimum of 21.55 acres (31.7 percent of total site area).
- (4) Applicant agrees that homes in the proposed community shall have a minimum of ~~2,000~~ square feet (heated and cooled space).
- (5) Applicant agrees that homes in the proposed community shall have front exteriors consisting of brick, stone, stacked stone, cedar-shake board and batten, or any combination thereof (i.e., hard surface front exteriors). There shall be no hardi-plank siding on the front exteriors; however, hardi-plank siding may be used on the remaining home exteriors (sides and rear exteriors). Homes shall have architectural elevations substantially similar (in style, appearance, and quality) as contained in the representative photographs collectively attached as Exhibit "A" and incorporated herein by reference.
- (6) The proposed community shall have an active amenity area potentially consisting of a pool, clubhouse, or play areas. *See meet macland guidelines*
- (7) Entrances to the proposed community shall contain ground-based, monument-style signage with professional landscaping.
- (8) The proposed community shall have a mandatory homeowners association with covenants applicable to the entire community.

050
75.76
= 122
77, 78

7200

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 3 of 4
November 28, 2012

Petition No. 2-54
Meeting Date 12/18/12
Continued

- (9) Applicant agrees to comply with all applicable Macland Road Study Guidelines or requirements.

We believe the requested zoning, together with the Zoning Plan submitted with the Application and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc
Attachments

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 4 of 4
November 28, 2012

Permit No. 2-54
Meeting Date 12/10/12
(Continued)

c: Cobb County Board of Commissioners:

Timothy D. Lee, Chairman
George W. "Woody" Thompson
Helen C. Goreham
Robert Ott
Joann Birrell
(With Copies of Attachments)

Cobb County Planning Commission:

Murray Homan, Chairman
Christi S. Trombetti
Judy Williams
Bob Hovey
Mike Terry
(With Copies of Attachments)

Phillip Westbrook
Planning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Ballantry Homes (Westcobb) Inc.
(With Copies of Attachments)

petition No. 2-54
Meeting Date 12/10/12
Continued

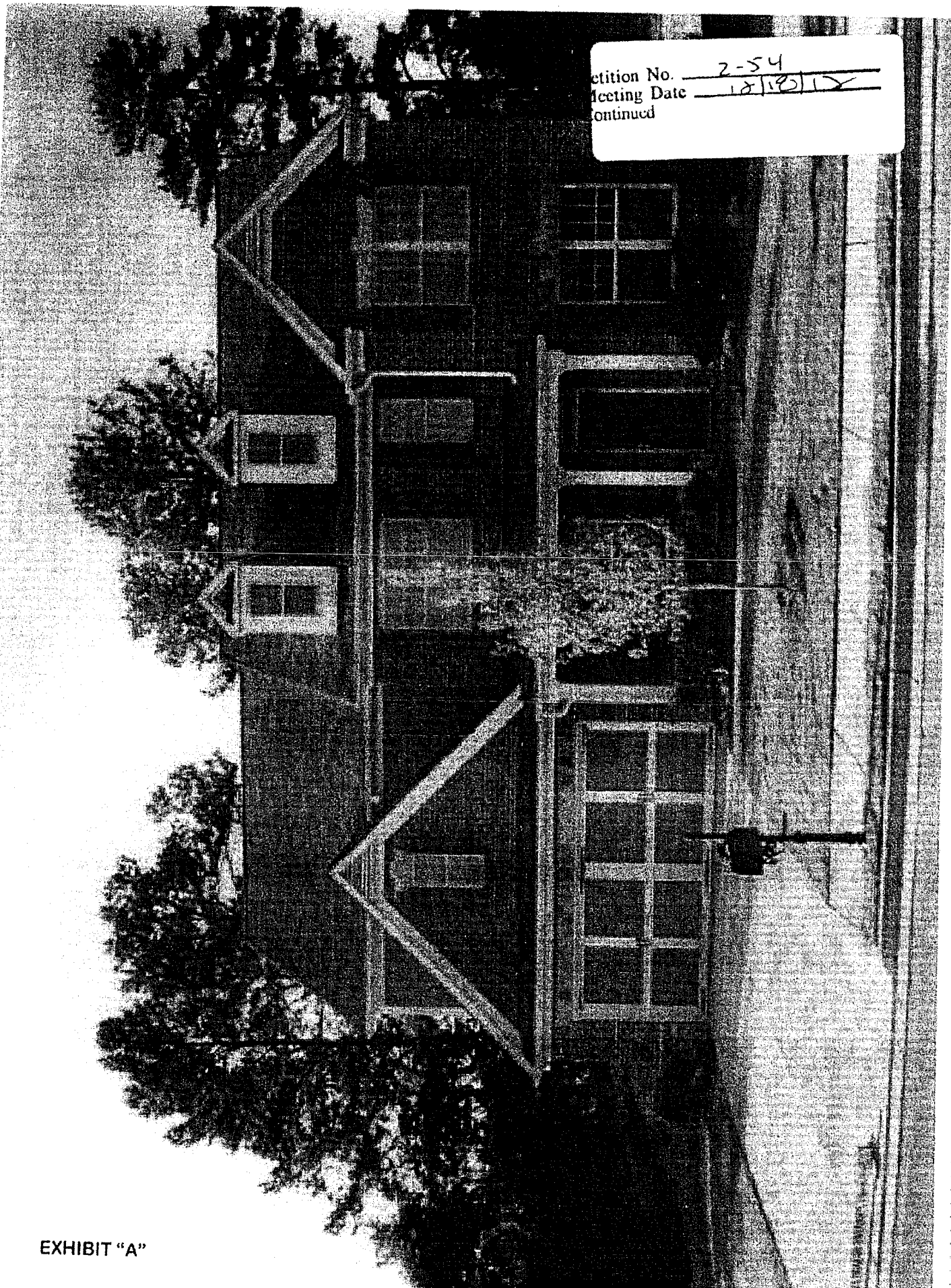
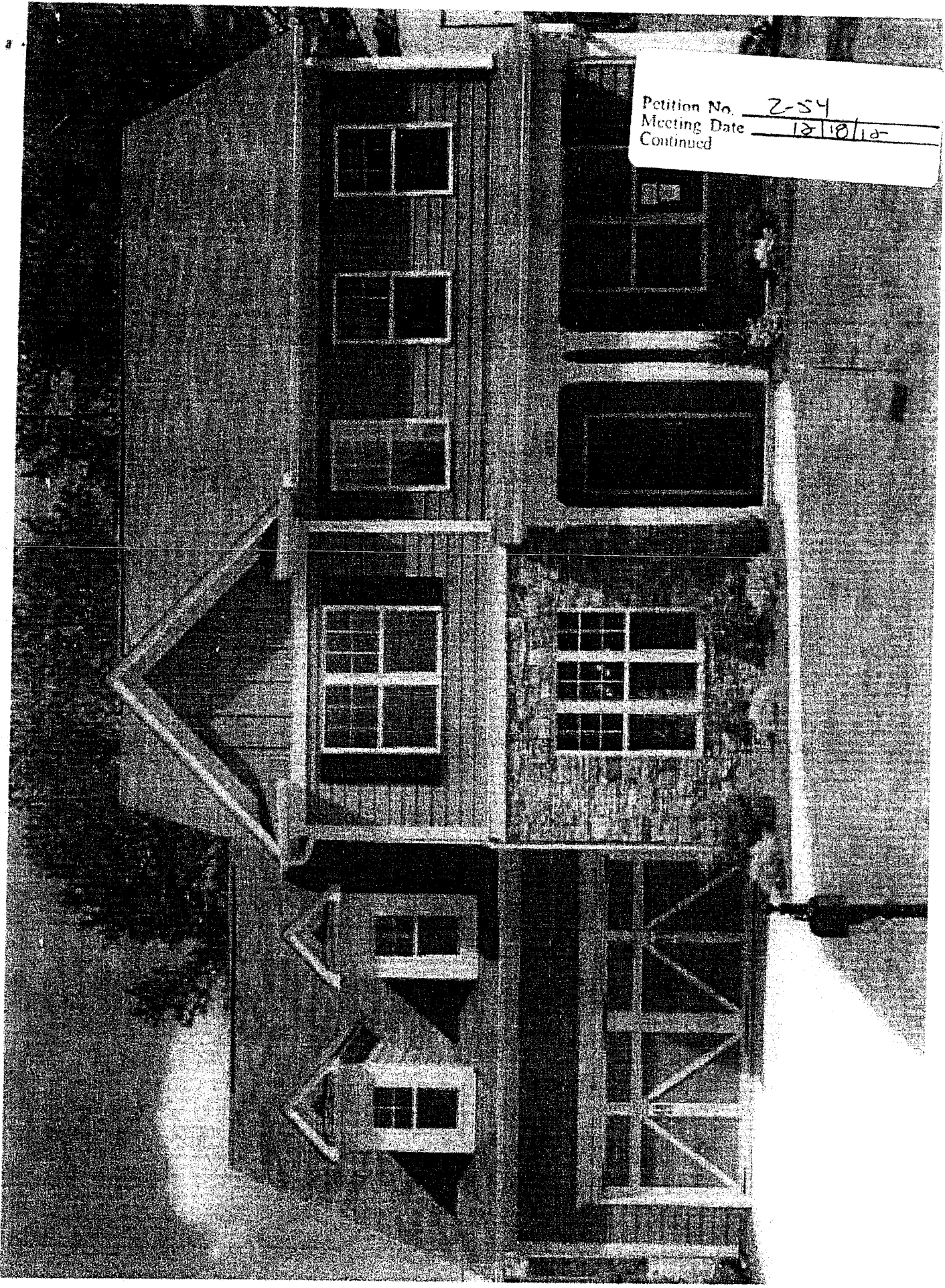
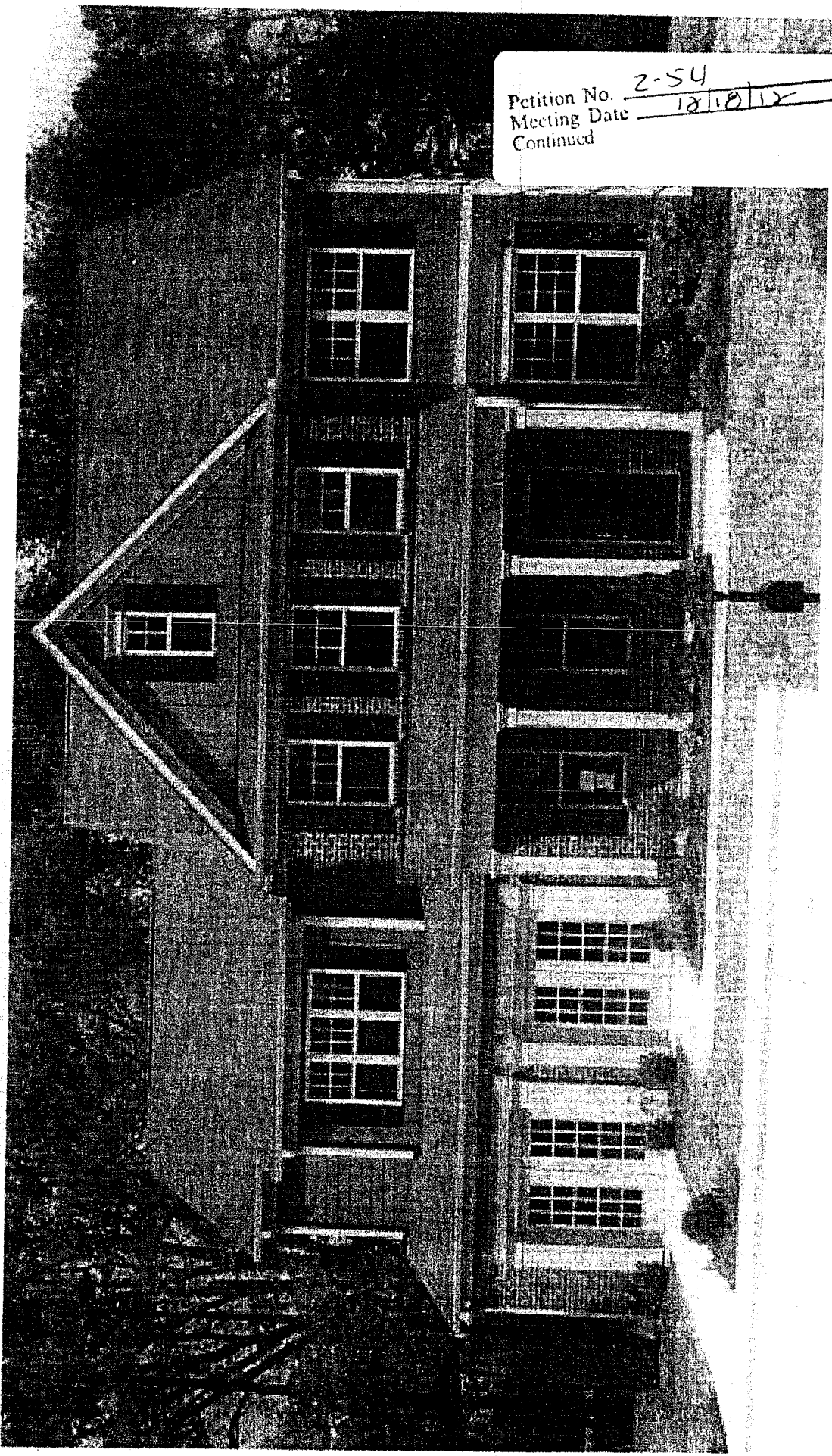


EXHIBIT "A"

Petition No. 2-54
Meeting Date 12/10/12
Continued



Petition No. 2-54
Meeting Date 12/10/12
Continued



Murray Homan

From: Carolyn Cook <W7@mijs.com>
Sent: Friday, November 30, 2012 2:36 PM
To: Murray Homan
Cc: Kevin Moore
Subject: FW: Bankstone Stormwater

Case No. 67 Petition No. Z-54
Case Type email correspondence
Meeting Date 12/18/12

Murray:

Below is an e-mail Kevin received from Gaskins Engineering and Surveying regarding Application No. Z-54 (2012).

Thank you.

Carolyn

Carolyn Cook
Legal Assistant to John H. Moore and J.
Kevin Moore
Moore Ingram Johnson & Steele, LLP

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----- Forwarded Message

From: Chuck Davis <cdavis@gscsurvey.com>
Date: Fri, 30 Nov 2012 11:51:33 -0500
To: "J. Kevin Moore" <jkem@mijs.com>
Subject: Bankstone Stormwater

McLARD Rd.

Kevin,

I wanted to follow up on our conversation regarding the stormwater draining to the Macland / Bankstone intersection. Based on preliminary engineering there is approximately 10 acres draining to the intersection. The existing stormwater conveyance system drains under Macland Road flowing to the north and eventually into the flood plain located west of the intersection. There is currently no conveyance system that could adequately handle the addition of

the stormwater along the south side of Macland Road. Regarding the proposed condition, our goal from an design perspective, is to reduce the peak flows for that basin to at or below what is currently flowing from the site today. This will be done by either retention in the existing lake or diversion of a portion of the existing basin into a proposed detention facility on site.

I hope this clarifies our intent from an engineering perspective, but please call if you have any questions.

Thanks,

Chuck Davis, PE, CFM
General Manager

Gaskins

1266 Powder Springs Road
Marietta, Georgia 30060

(O) 770.424.7168
(C) 770.313.9079

cdavis@gscsurvey.com <<mailto:cdavis@gscsurvey.com>>

Petition No. 2-54
Meeting Date 12/10/12
Continued

----- End of Forwarded Message