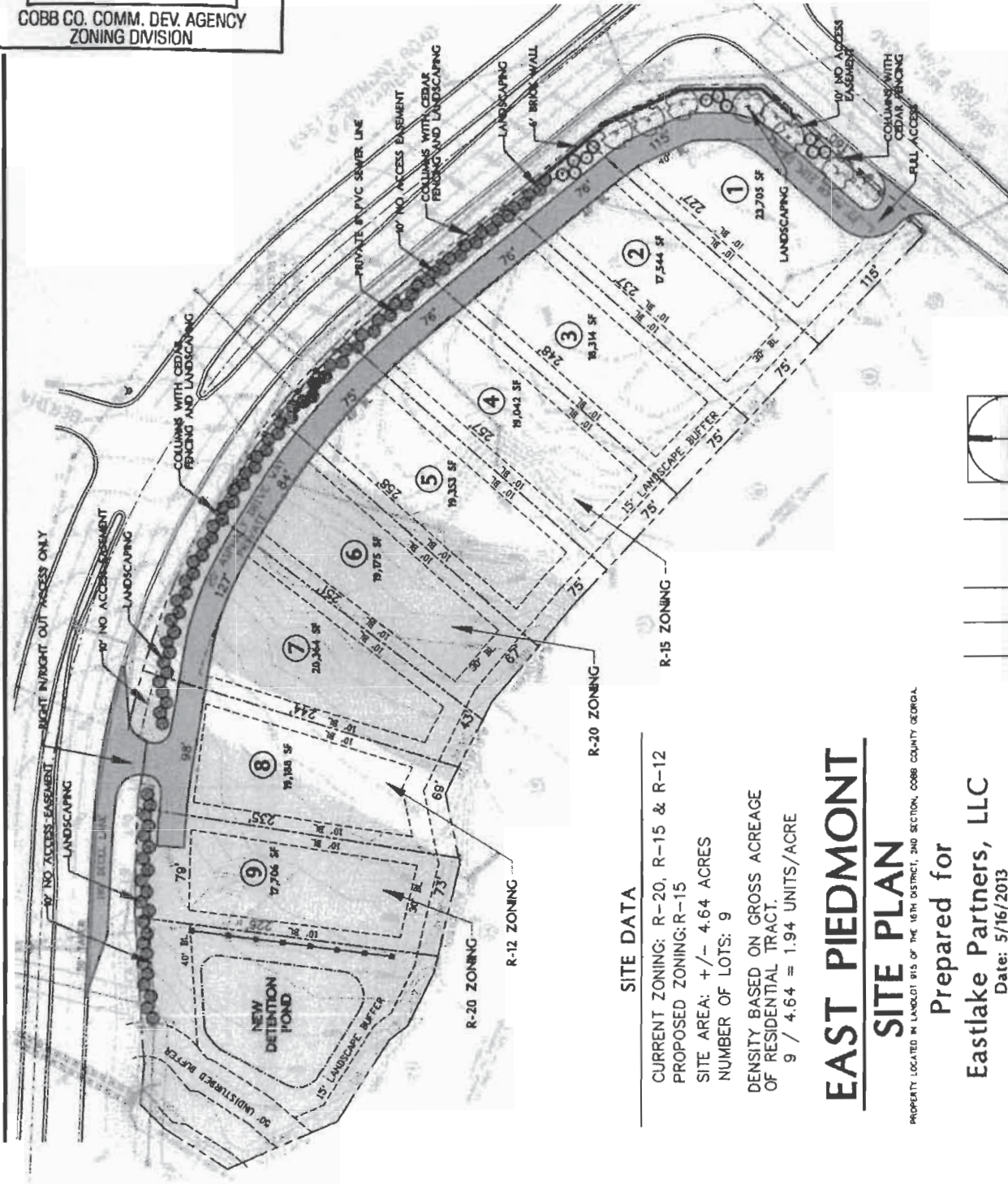


Z-25
(2013)

REVISED

RECEIVED
MAY 17 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Development
Consultants, Inc.
Land Planning & Site Development • Landscape Architecture



SITE DATA

CURRENT ZONING: R-20, R-15 & R-12
 PROPOSED ZONING: R-15
 SITE AREA: +/- 4.64 ACRES
 NUMBER OF LOTS: 9
 DENSITY BASED ON GROSS ACREAGE
 OF RESIDENTIAL TRACT.
 9 / 4.64 = 1.94 UNITS/ACRE

EAST PIEDMONT
SITE PLAN

Prepared for
Eastlake Partners, LLC
 Date: 5/16/2013

PROPERTY LOCATED IN LANDLOT 915 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY GEORGIA.

NOTE: BOUNDARY & TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY
 PREPARED BY McFARLAND DYER & ASSOCIATES. DATED: 4-25-2013

APPLICANT: East Lake Asset Management, LLC
(404) 373-9575

PETITION NO: Z-25
HEARING DATE (PC): 06-04-13

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

HEARING DATE (BOC): 06-18-13
PRESENT ZONING: R-12, R-15, R-20

TITLEHOLDER: Bobby G. Stanley, Robert V. Stanley and Tony M. Stanley, Co-Executors; Internet Commerce Corporation Defined Benefit Plan

PROPOSED ZONING: R-15

PROPERTY LOCATION: Western intersection of Sewell Mill Road and East Piedmont Road, south of Bertha Way (1245, 1257 East Piedmont Road; 2367, 2373, 2379, 2385, 2391 Sewell Mill Road)

PROPOSED USE: Residential Subdivision

ACCESS TO PROPERTY: East Piedmont Road and Sewell Mill Road

SIZE OF TRACT: 4.58 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Vacant, three (3) existing single-family residences.

LAND LOT(S): 915

PARCEL(S): 16,17,21,27,76,77,78,79,80,81

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Chumley C E Subdivision
- SOUTH:** R-12, R-15/Magnolia East Subdivision, Windsor Estates Subdivision
- EAST:** R-20/Hickory Grove Subdivision
- WEST:** R-20/OSC/Boulder Creek Preserve Subdivision

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

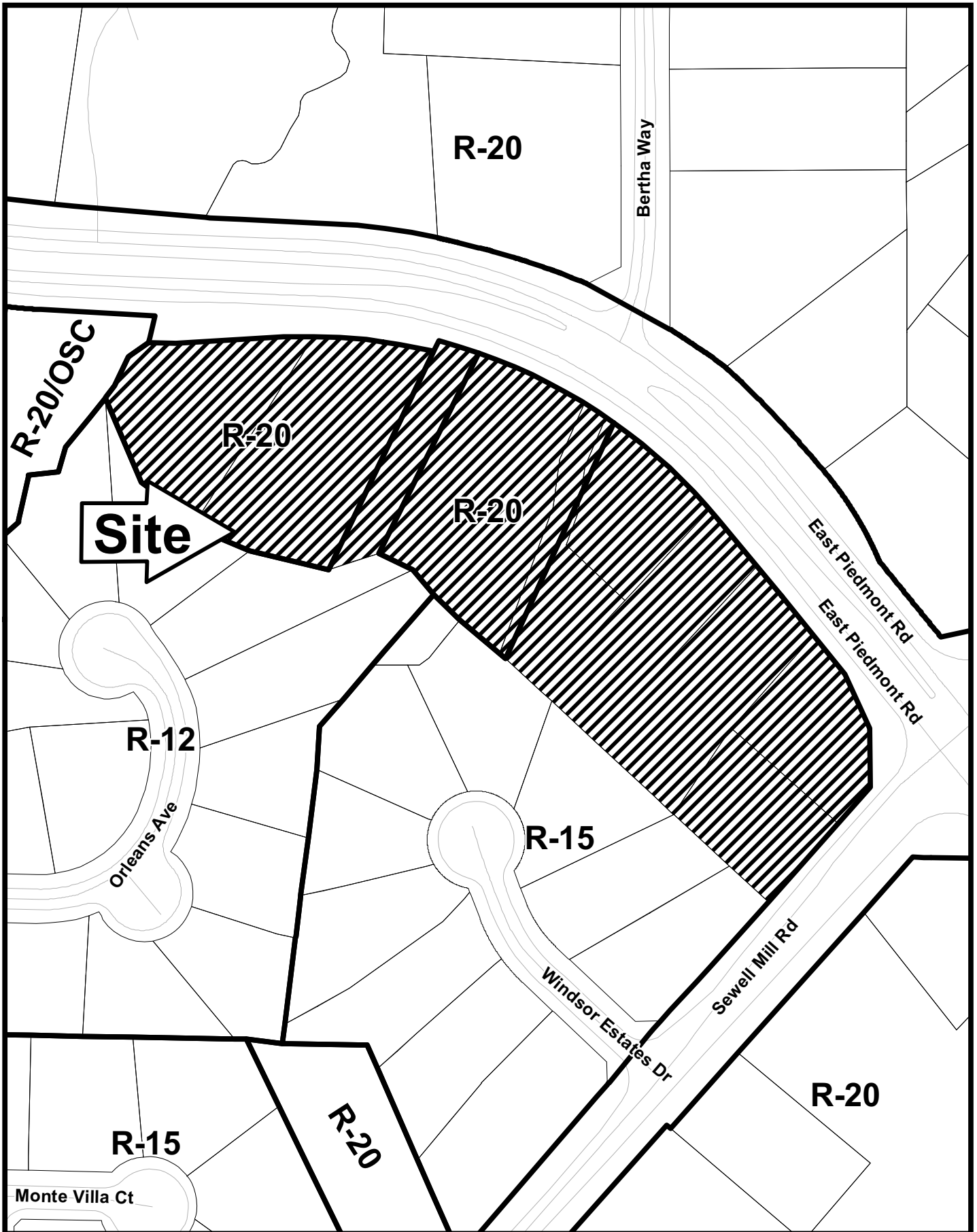
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

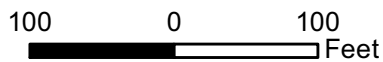
STIPULATIONS:





Z-25



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



-  City Boundary
-  Zoning Boundary

APPLICANT: East Lake Asset management, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-12, R-15 & R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

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

Proposed Number of Units: 10

Overall Density: 2.18

Units/Acre

Present Zoning Would Allow: 8 **Units**

Increase of: 2

Units/Lots

The applicant is requesting a rezoning of an assemblage currently zoned R-12, R-15, and R-20 single-family residential districts to R-15 single-family residential district for the purpose of developing a 10 lot detached subdivision. The anticipated house sizes will range from 3,000 sq. ft. to 4,000 sq. ft. and be two (2) story traditional style with a mixture of brick, stone, Hardy Plank, and Hardy Shake. The proposed selling prices range from \$700,000 to \$800,000.

Cemetery Preservation: No comment.

APPLICANT: East Lake Asset Management, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-12, R-15, R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

| Name of School | Enrollment | Capacity Status | Number of Portable Classrooms |
|-----------------------|-------------------|------------------------|--------------------------------------|
| Elementary | | | |
| Middle | | | |
| High | | | |

Additional Comments:

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

APPLICANT: East Lake Asset Management, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-12, R-15, R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-12, R-15 and R-20 to R-15 for purpose of residential subdivision. The 4.58 acre site is located at the western intersection of Sewell Mill Road and East Piedmont Road, south of Bertha Way.

Comprehensive Plan

The parcel is within a Low Density Residential (**LDR**) future land use category, with R-12, R-15 and R-20 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

APPLICANT East Lake Asset Management, LLC

PETITION NO. Z-025

PRESENT ZONING R-12,R-15,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): 10" DI / NW side of Sewell Mill Rd

Additional Comments: Water main extention by developer may 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: On site

Estimated Waste Generation (in G.P.D.): **A D F** 1600 **Peak=** 4000

Treatment Plant: **Sutton**

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 Comments: Sewer relocation by developer required if detention pond located as proposed.

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: East Lake Asset Management, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-12, R-15, R-20

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Sewell Mill 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 _____.
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 stream and East Piedmont Road culvert.

APPLICANT: East Lake Asset Management, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-12, R-15, R-20

PETITION FOR: R-15

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. This site is located along the south side of East Piedmont Road between Sewell Mill Road and a small tributary to Sewell Mill Creek. The entire site drains to this tributary located at the northwest corner. The proposed stormwater management facility will need to be relocated outside the stream buffer and reconfigured to avoid conflict with the existing sanitary sewer line.
2. The 100-year headwater pool for the existing culvert under East Piedmont Road must be computed at Plan Review. Any proposed fill and the detention pond must be located outside this flood pool.
3. All finished floor elevations must be located a minimum of two feet above the low point in East Piedmont Road.

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 |
|--------------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| East Piedmont Road | 18,600 | Arterial | 45 mph | Cobb County | 100' |
| Sewell Mill Road | 13,900 | Major Collector | 35 mph | Cobb County | 80' |

*Based on 2009 traffic counting data taken by Cobb DOT (East Piedmont Road)
Based on 2006 traffic counting data taken by Cobb DOT (Sewell Mill Road)*

COMMENTS AND OBSERVATIONS

East Piedmont Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Sewell Mill Road is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend curb, gutter, and sidewalk along the East Piedmont Road frontage.

Recommend a deceleration lane on East Piedmont Road for the entrance.

Recommend removing and closing driveway aprons along East Piedmont Road and Sewell Mill Road frontages that development renders unnecessary.

Recommend removal of wall from right-of-way.

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

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

STAFF RECOMMENDATIONS

Z-25 EAST LAKE ASSET MANAGEMENT, LLC

- 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 adjacent and nearby properties. The character of the area is well defined with single-family detached homes on lots of similar size in subdivisions zoned R-12, R-15, and R-20/OSC, etc.
- 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. Both subdivisions immediately adjacent to the south and southwest (Windsor Estates and Magnolia East) have higher densities at 2.46 and 2.7 units/acre, respectively.
- 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*. The request accomplishes the applicant's goals while also maintaining the forecast density of the Low Density Residential future land use category by providing for 2.18 units/acre where 1-2.5 are desired. As previously stated, other adjacent developments have approached and even surpassed this range.
- 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 approving the applicant's rezoning proposal. The applicant's request is in keeping with the character established in the area with neighboring R-12, R-15, and R-20/OSC zoning districts. With a proposed density of 2.18 units/acre, the applicant's proposal is not out of line with adjacent subdivisions that have approached, or even exceeded, the LDR future land use category's forecast of 1-2.5 units/acre. The current zoning will allow for approximately 8 lots and the proposal represents only an increase of 2 beyond that; still adhering to the LDR range of 1-2.5 units/acre.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on April 4, 2013, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- Department of Transportation comments and recommendations.

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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June 2013

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. - 4,000 sq. ft.
 - b) Proposed building architecture: 2-story traditional with a mixture of brick, stone, Hardy Plank & Hardy Shake
 - c) Proposed selling prices(s): \$700,000 - \$800,000
 - d) List all requested variances: None at this time.
- _____

.....
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: _____
- _____

COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 APR -4 PM 3:17
 COBB COUNTY ZONING DIVISION

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

The subject property is in an area under Cobb County's Future Land Use Map which allows residential densities up to 2.5 units per acre. Rezoning the subject property to R-15 at 2.18 units per acre is appropriate from a land use planning perspective and consistent with the County's Future Land Use Map and Comprehensive Land Use Plan.

.....
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).

 N/A

* The applicant 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 F. HUFF
JAMES A. BALLI

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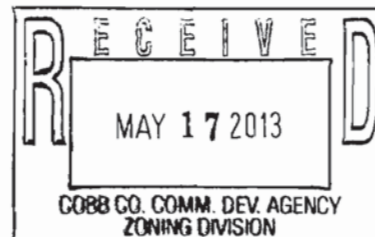
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

May 17, 2013

**VIA HAND DELIVERY
AND EMAIL**

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 East Lake Asset Management, LLC to Rezone a 4.64 Acre Tract from R-12, R-15 & R-20 to R-15 (No. Z-25)

Dear John:

As you know, this firm represents East Lake Asset Management, LLC ("East Lake") concerning the above captioned Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on June 4, 2013 and, thereafter, the Application is scheduled be heard and considered for final action by the Cobb County Board of Commissioners on June 18, 2013.

In keeping with direction from the County's professional staff and in accordance with our discussions with representatives of the East Cobb Civic Association ("ECCA") and others, this letter will serve as East Lake's expression of agreement with the following stipulations which, upon the Application for Rezoning being approved, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

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. Rezoning of the subject property shall be from its existing R-12, R-15 & R-20 zoning categories in substantial conformity to that certain revised East Piedmont Site Plan

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY
AND EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
May 17, 2013
Page 2

prepared for East Lake Partners, LLC by Site Development Consultants, Inc. which is being submitted contemporaneously herewith.

3. The subject property consists of a 4.64 acre tract and assemblage of properties which shall contain a maximum of nine (9) single-family detached residential homes at a maximum density of 1.98 units per acre.¹
4. Residences to be constructed shall have a minimum of 3,000 sq. ft. and shall range to 4,000 sq. ft. and greater.
5. The architectural style and composition of the homes shall consist of a mixture of brick, stone, hardy plank and hardy shake which will be shown on the architectural elevations/renderings submitted under separate cover and which shall reflect four (4) sided architecture. Most, if not all, of the homes shall be two (2) levels with a full basement.
6. The creation of a Mandatory Homeowners Association (“HOA”) and the submission of a Declaration of Covenants, Conditions and Restrictions (“CCRs”) 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 shall be incorporated into the Landscape Plan for the subdivision and shall be fully landscaped and irrigated.
8. All yard areas of the proposed residences shall be fully sodded and irrigated where appropriate.
9. The detention pond shall be fenced and landscaped for purposes of visual screening from adjacent properties and public rights-of-way. Such landscaping shall be approved by the Cobb County Arborist as a part of the Plan Review process and incorporated into the overall Landscape Plan for the residential community.

¹A portion of the subject property (2.3 acres) was previously zoned to the R-15 Zoning District for the purposes of the development of a Single-Family Detached Subdivision on July 18, 2006 (No. Z-100 [2006]).

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VIA HAND DELIVERY
AND EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
May 17, 2013
Page 3

-
10. Compliance with the following recommendations from the Cobb County Department of Transportation:
- a) Access to the proposed lots shall be by way of a private access easement with right-in/right-out access on East Piedmont Road and full turning movements on Sewell Mill Road as shown on the revised site plan.
 - b) The construction of a deceleration lane on East Piedmont Road as shown on the revised site plan.
 - c) The installation of sidewalk, curb and gutter on East Piedmont Road.
 - d) Insuring that landscaping does not block sight distance with respect to both points of ingress/egress on Sewell Mill Road and East Piedmont Road, respectively.
 - e) A ten foot (10') no access easement along East Piedmont Road with the exception of the entrance/exit shown on the revised site plan.
 - f) To the extent that same encroaches within the right-of-way, the removal of a "knee wall" which appears to be partially within the right-of-way on East Piedmont Road.
11. Compliance with recommendations from the Stormwater Management Division with respect to stormwater management, detention, hydrology and downstream considerations, including the following:
- a) The positioning and configuration of stormwater management features including detention and water quality ponds.
 - b) Conducting predevelopment and post-development studies of the first 150' of the headwaters of the lake which is located approximately 2,200 feet downstream from the subject property.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY
AND EMAIL**

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
May 17, 2013
Page 4

- c) Recognizing fifty foot (50') undisturbed streambank buffers and, to the extent that same encroach into the subject property, the placement of said buffers within a Conservation Easement in favor of Cobb County.
12. The installation of a fifteen foot (15') landscaped screening buffer between the access drive on Sewell Mill Road which adjoins Windsor Estates, subject to review and approval by the County Arborist. Additionally, the installation of a landscaped berm, wall, and/or fence with columns and landscaping between the private drive easement and East Piedmont Road/Sewell Mill Road, respectively, also subject to review and approval by the County Arborist.
13. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the subdivision.
14. The Mandatory HOA shall be responsible for maintaining fencing, the private drive easement, landscaping and the entrance to the subdivision including subdivision entrances signage, lighting and irrigation.
15. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility water and sewer for the site.
16. Subject to recommendations from the Cobb County Fire Department as contained within the Final Zoning Analysis and Staff Recommendations.
17. In the event that East Lake determines that the subject property is not developable or does not close on the transaction for the purchase of said property within one (1) year from the date of zoning approval, then and in either of said events, the zoning of the subject property shall revert to its existing zoning classifications without further action by the properties' Owners or by Cobb County.
18. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review process and thereafter.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY
AND EMAIL

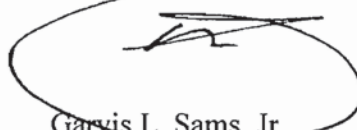
Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
May 17, 2013
Page 5

The subject property is surrounded by properties zoned R-12, R-15 and R-20 and is located in an area under Cobb County's Future Land Use Map which is denominated as Low Density Residential ("LDR") which anticipates densities ranging from 1-2.5 units per acre. At a density of 1.94 units per acre, the subject property is well within that contemplated range of densities and entirely appropriate from a land use planning perspective.

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

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS,Jr./dsj

Enclosures/Attachment

cc: Members, Cobb County Board of Commissioners (via email w/attachment)
Members, Cobb County Planning Commission (via email w/attachment)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachment)
Mr. Dana Johnson, AICP Planning Manager (via email w/attachment)
Mr. Jason Campbell, Planner III (via email w/attachment)
Mr. David Breaden, P.E., Stormwater Management Division (via email w/attachment)
Ms. Jane Stricklin, PE, Cobb County DOT (via email w/attachment)
Ms. Karen King, Assistant County Clerk (via email w/attachment)
Ms. Lori Barton, Deputy County Clerk (via email w/attachment)
Ms. Jill Flamm, President, ECCA (via email w/attachment)
Eric Jacobsen, Esq., ECCA (via email w/attachment)
Mr. Tad Braswell, East Lake Asset Management, LLC (via email w/attachment)