

**NOVEMBER 19, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 2 CONTINUED UNTIL THE DECEMBER 17, 2013 ZONING HEARING

PURPOSE

To consider a site plan amendment for The Retreat at Lost Mountain Homeowners Association regarding rezoning application Z-188 of 2005 (K2 Ventures, Inc.), for property located at the south side of Old Lost Mountain Road and on the north side of Macland Road, and at the eastern terminus of Tranquil Lane in Land Lots 384 and 431 of the 19th District.

BACKGROUND

The subject property was rezoned to CS (Conservation Subdivision) in 2005 to build a residential development with open space. The approved 2005 site plan had trails shown on it that became part of site plan specific record. The trails that were approved as part of the site plan were generically drawn without regard to topography, stream buffers or location. Some of the trail locations include stream crossings that are 4’ to 6’ vertical drops due to the way the creeks have eroded over time. The proposed trail plan has been field located in the areas that provide for the best access with minimal disturbance of the conservation area. The Cobb County Stormwater Management Division comments support the revised trail locations to reduce stream crossings. Additionally, the revised trail location is supported by the Cobb County Erosion Control Department due to the reduced activity in the State and County stream buffers. As part of the remediation for revising the trail location, the developer will donate lots 85 and 86 to the HOA, which can used for additional open space or recreation related uses. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Water and Sewer: Walkways within the 20’ public sanitary sewer easement are subject to County Code 122-155.

Stormwater Management: The Stormwater Management Division is in favor of the revised trail layout since it reduces the required number of stream crossings.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.