OB-005-2015

RECEIVED
JAN 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 2-17-15

Applicant: Century Partners, LLC **Phone #:** 404-256-2127
(applicant's name printed)

Address: 6100 Lake Forrest Dr, Suite 130 Sandy Springs, GA 30328 **E-Mail:** chris@centurypartnersllc.com

Chris A. Weathers **Address:** 6100 Lake Forrest Dr, Ste. 130, Sandy Springs GA 30328
(representative's name, printed)

Chris A. Weathers **Phone #:** 404-256-2127 **E-Mail:** chris@centurypartnersllc.com
(representative's signature)

Signed, sealed and delivered in presence of:

Teresa D. Nichols **My commission expires:** 10/22/18
Notary Public

TERESA D. NICHOLS NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 22, 2018 COBB COUNTY, GEORGIA

Titleholder(s): Century Partners, LLC **Phone #:** 404-256-2127
(property owner's name printed)

Address: 6100 Lake Forrest Dr, Ste. 130, Sandy Springs GA **E-Mail:** chris@centurypartnersllc.com

Chris A. Weathers
(Property owner's signature)

Signed, sealed and delivered in presence of:

Teresa D. Nichols **My commission expires:** 10/22/18
Notary Public

TERESA D. NICHOLS NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 22, 2018 COBB COUNTY, GEORGIA

Commission District: 2 **Zoning Case:** Z-44

Date of Zoning Decision: 8-20-13 **Original Date of Hearing:** 8-20-13

Location: 3711/3731 Robinson Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 976 **District(s):** 16th

State specifically the need or reason(s) for Other Business:

See attached letter

(List or attach additional information if needed)

CENTURY PARTNERS, LLC
6100 LAKE FORREST DRIVE, STE. 130
SANDY SPRINGS, GA 30328
PHONE 404-256-2127
FAX 404-256-3863

January 13, 2015

RECEIVED
JAN 13 2015
COBB COUNTY ZONING DIVISION

John Pederson
Cobb County Zoning Division
PO Box 649
Marietta, GA 30061

Re: Request to Amend Zoning Stipulations for Impervious Surface Calculation at 3711/3731 Robinson Road (Z-44; BOC approved 8/20/13) AKA Alderwood Subdivision

Dear John:

Pursuant to representations that I made during the rezoning process we are building all of our homes at 3,800 SF or larger with 3 car garages and basements with guest parking. I have no issue in easily providing this on the 5 lots that I am currently building on. However, due to the geometry of the property in the subdivision, I have lot sizes which range from 8,950 SF up to 12,844 SF and a large landscaped island in the cul-de-sac.

On my remaining 3 lots, which border the O&I and LRO zoned properties and my detention pond, I need a little bit of help with my maximum allowable impervious surface area on lots 2, 3, and 4 which is currently 40%. I am hereby requesting that my zoning stipulations be amended to add a condition that would allow for up to a maximum of 47% impervious surface on lots 2 and 3, and up to 42% impervious surface on lot 4.

The mitigating factors to support this increase in impervious surface on lots 2, 3, and 4 may be recognized through the abundance of excess and unused pervious surface in the landscape island and the adjoining strip of land, that I was forced to acquire in order to obtain sewer access. Both of which will be deed restricted from development and owned as common area by the HOA. This will provide for 6,378 SF of deed restricted, landscaped pervious area which is far in excess of the additional 1,470 SF of impervious area that I am requesting to be allowed on lots 2, 3 and 4. Additionally, there is current excess of unused impervious surface area on lots 1, 5, 6, 7, and 8 which totals 3,375 SF of landscaped, pervious area. Please see supporting calculations, survey, and final plat attached.

Sincerely,

Chris A. Weathers

Chris A. Weathers

Attachments

Cc: Tim Lee, Commission Chairman
Bob Ott, District Commissioner
Bob Weatherford, District Commissioner
Jo Ann Birrell, District Commissioner
Lisa Cupid, District Commissioner
Mike Terry, Planning Commission
John Fabbrini, President GlenSide Homeowner's Association
Jill Flamm and Trish Steiner, East Cobb Civic Association, Inc.

Excess Impervious Surface
Lots 1,5,6,7,8

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COSB CO. COMM. DEV. AGENCY
ZONING DIVISION

	Impervious Surface %	40% - Imp. Sufface %	Lot SF	Excess Impervious Surface SF Not Used On Lot
Lot 1	38.4%	1.6%	10,356	166
Lot 5	34.9%	5.1%	10,522	537
Lot 6	31.3%	8.7%	12,440	1,082
Lot 7	36.2%	3.8%	11,422	434
Lot 8	31.0%	9.0%	12,844	1,156
Total Balance Remaining Impervious Surface SF				3,375
Mr. Nguyen =.087 ac (per survey)				3,778
Center Island = 65' X 40'				2,600
Total				**9,753**

Impervious Surface Overages

Lot 2	46.7%	6.70%	8,950	600
Lot 3	46.9%	6.90%	9,621	664
Lot 4	42.0%	2.00%	10,329	207
Total Overage of Impervious Surface				**1,470**

PROPOSED IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA: 4,222 SQ FT
% IMPERVIOUS OF LOT: 40.9%

NO IMPERVIOUS BYPASS ALLOWED.

GENERAL NOTES

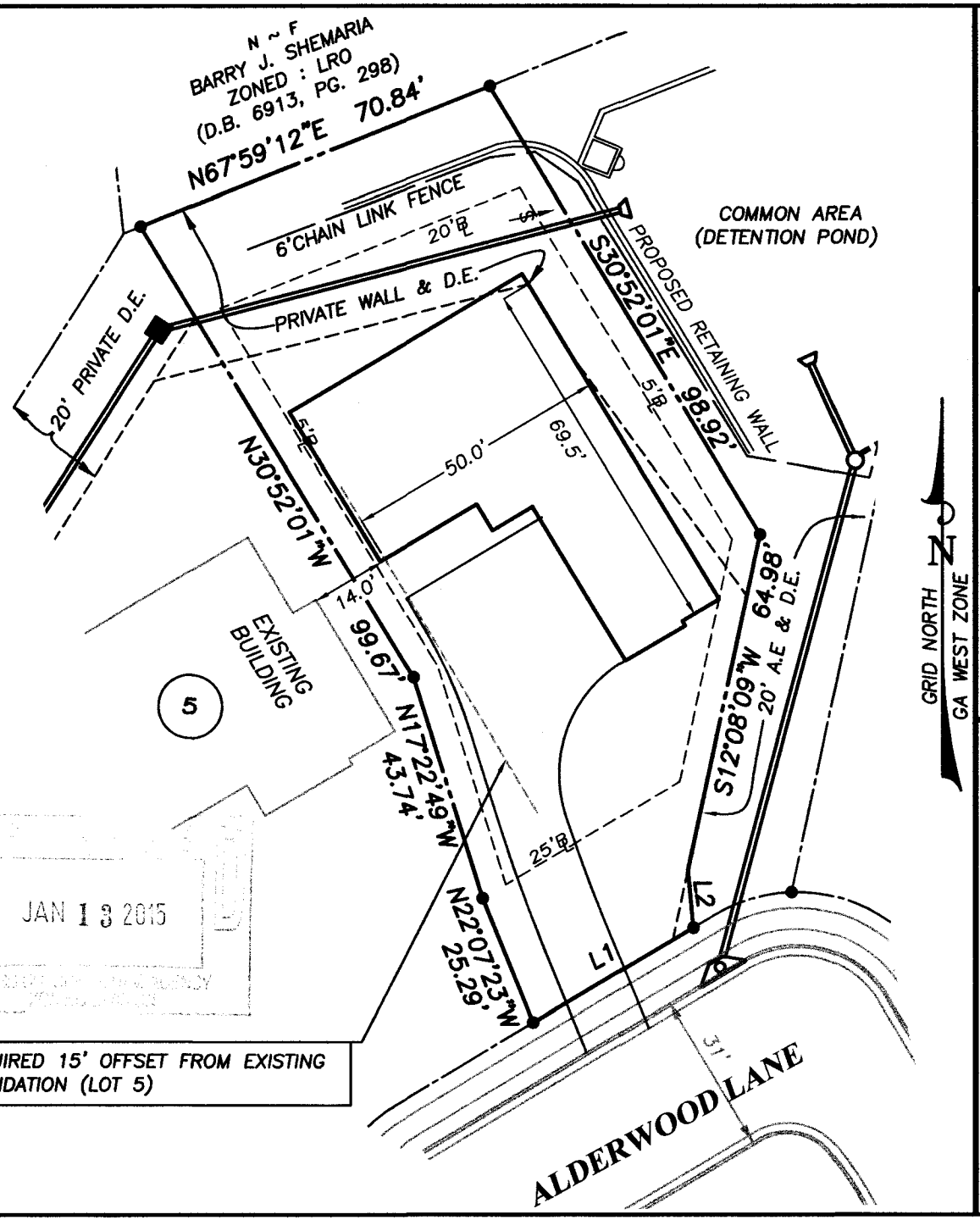
ALL MATTERS OF TITLE EXCEPTED.

SITE ADDRESS:
1062 ALDERWOOD LANE

REFERENCES:

1.) FINAL SUBDIVISION PLAT OF ALDERWOOD, RECORDED IN PB 274, PG 185.

BSL – BUILDING SETBACK LINE
MFFE – MIN. FINISHED FLOOR ELEV.
RCP – REINFORCED CONC. PIPE
R.W. – RIGHT OF WAY



AREA= 10,329 SQ. FT.
0.237 ACRE

0 15 30 60
SCALE IN FEET

JAN 13 2015

REQUIRED 15' OFFSET FROM EXISTING FOUNDATION (LOT 5)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S59°07'59"W	35.00'
L2	S05°15'03"E	10.94'

DRAFT

HOUSE LOCATION PLAN OF:
LOT 4
ROBINSON ROAD
LAND LOT 967, 16th DIST. 2nd SECT.
COBB COUNTY, GEORGIA
SCALE: 1"=30'
PROJECT NO: 13004
PLAN PREP: 12.22.14
MADE FOR: CENTURY PARTNERS, LLC

Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502 Fax: 678.609.4731
Land Surveyor Firm License No. LSF001033
www.gunninlandsurveying.com

PROPOSED

CB-005-2015

PROPOSED IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA: 4,178 SQ FT
% IMPERVIOUS OF LOT: 46.7%

NO IMPERVIOUS BYPASS ALLOWED.

GENERAL NOTES

ALL MATTERS OF TITLE EXCEPTED.

SITE ADDRESS:
1062 ALDERWOOD LANE

REFERENCES:

1.) FINAL SUBDIVISION PLAT OF ALDERWOOD, RECORDED IN PB 274, PG 185.

BSL – BUILDING SETBACK LINE
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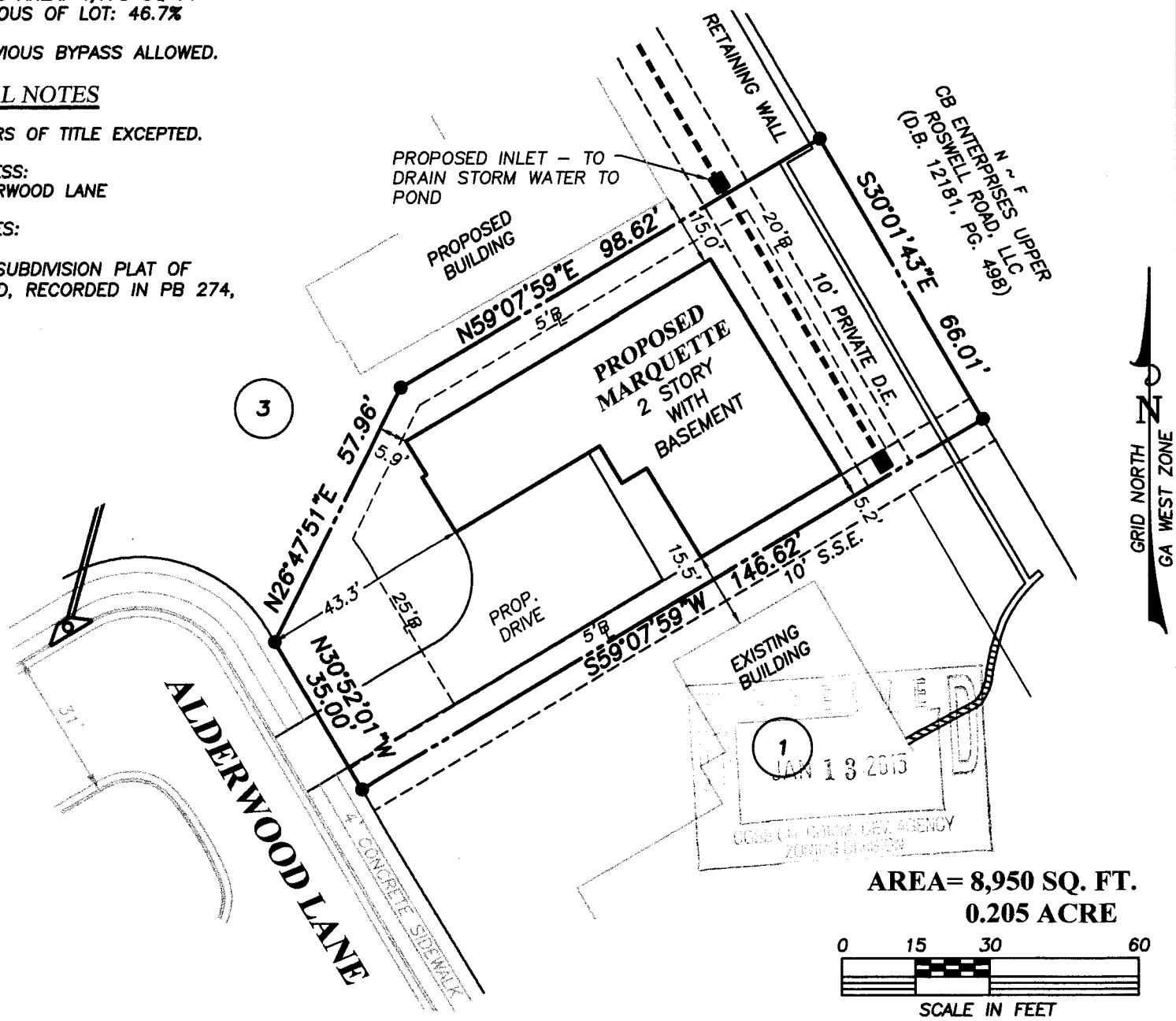


AREA= 8,950 SQ. FT.
0.205 ACRE

0 15 30 60
SCALE IN FEET

GEORGIA REGISTERED No. 2983 LAND SURVEYOR ALBERT GRAMLING

HOUSE LOCATION PLAN OF:
LOT 2
ROBINSON ROAD
LAND LOT 967, 16th DIST. 2nd SECT.
COBB COUNTY, GEORGIA
SCALE: 1"=30'
PROJECT NO: 13004
PLAN PREP: 12.22.14
MADE FOR: CENTURY PARTNERS, LLC

Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502 Fax: 678.609.4731
Land Surveyor Firm License No. LSF001033
www.gunninlandsurveying.com

OB-005-2015

PROPOSED

PROPOSED IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA: 4,517 SQ FT
% IMPERVIOUS OF LOT: 46.9%

NO IMPERVIOUS BYPASS ALLOWED.

GENERAL NOTES

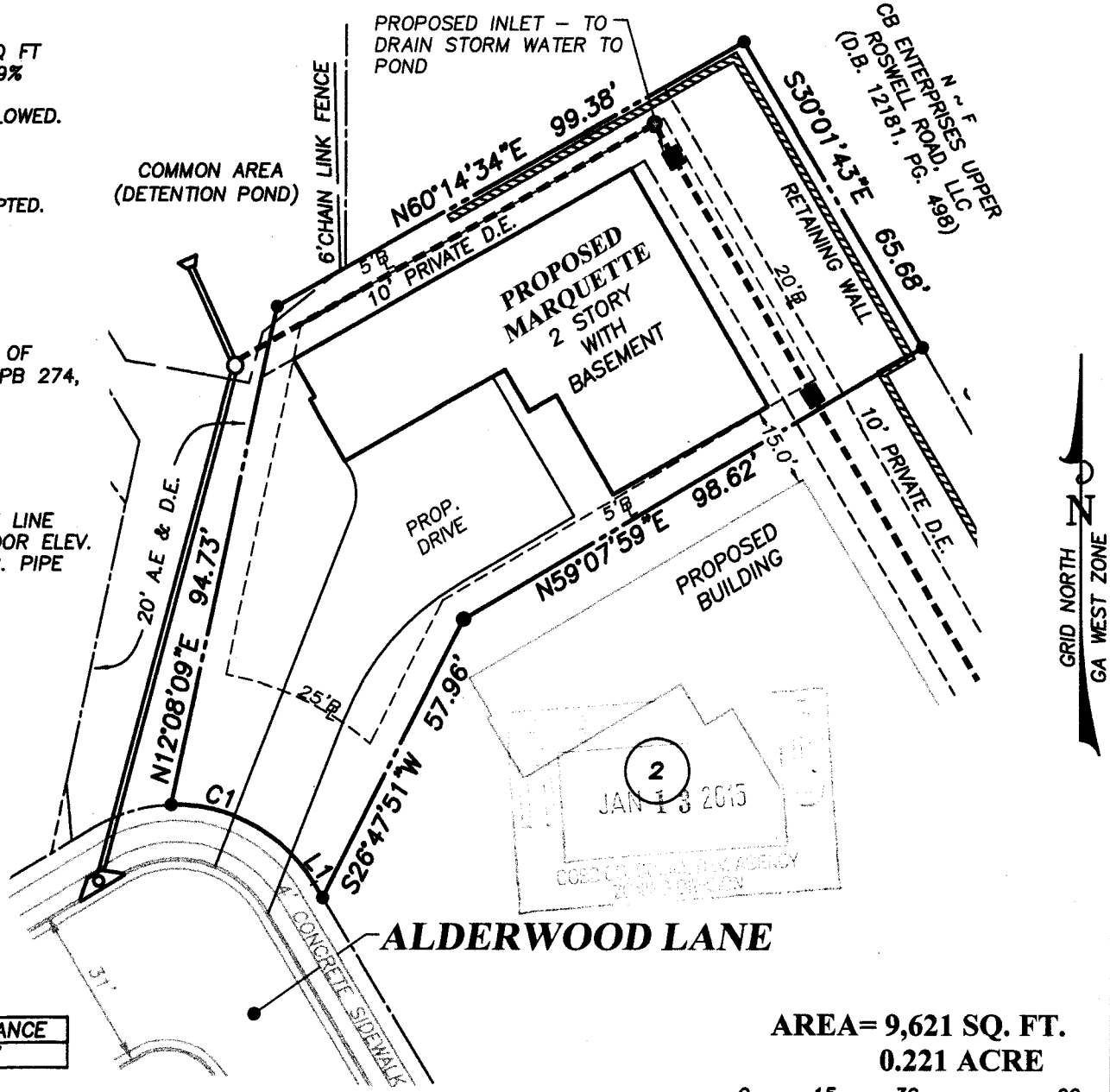
ALL MATTERS OF TITLE EXCEPTED.

SITE ADDRESS:
1062 ALDERWOOD LANE

REFERENCES:

1.) FINAL SUBDIVISION PLAT OF ALDERWOOD, RECORDED IN PB 274, PG 185.

BSL – BUILDING SETBACK LINE
MFFE – MIN. FINISHED FLOOR ELEV.
RCP – REINFORCED CONC. PIPE
R.W. – RIGHT OF WAY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N30°52'01"W	3.09'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.91'	30.00'	N61°20'17"W	30.43'

AREA= 9,621 SQ. FT.
0.221 ACRE

0 15 30 60
SCALE IN FEET

GEORGIA REGISTERED No. 2983 LAND SURVEYOR ALBERT GRAMLING

HOUSE LOCATION PLAN OF:
LOT 3
ROBINSON ROAD
LAND LOT 967, 16th DIST. 2nd SECT.
COBB COUNTY, GEORGIA
SCALE: 1"=30'
PROJECT NO: 13004
PLAN PREP: 12.22.14
MADE FOR: CENTURY PARTNERS, LLC

Gunnin
LAND SURVEYING, LLC
105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502 Fax: 678.609.4731
Land Surveyor Firm License No. LSF001033
www.gunninlandsurveying.com

08-005-2015

PROPOSED

JAN 13 2015

CONSENT CASES (CONT.)

Z-44 **CENTURY PARTNERS, LLC** (owner) requesting Rezoning from **R-20, RA-4, RA-5** and **LRO** to **RA-5** for the purpose of a Residential Subdivision in Land Lot 967 of the 16th District. Located at the northeasterly intersection of Robinson Road and Sadlers Walk (3711 and 3731 Robinson Road).

To **approve** Rezoning to the **RA-5** zoning district **subject to:**

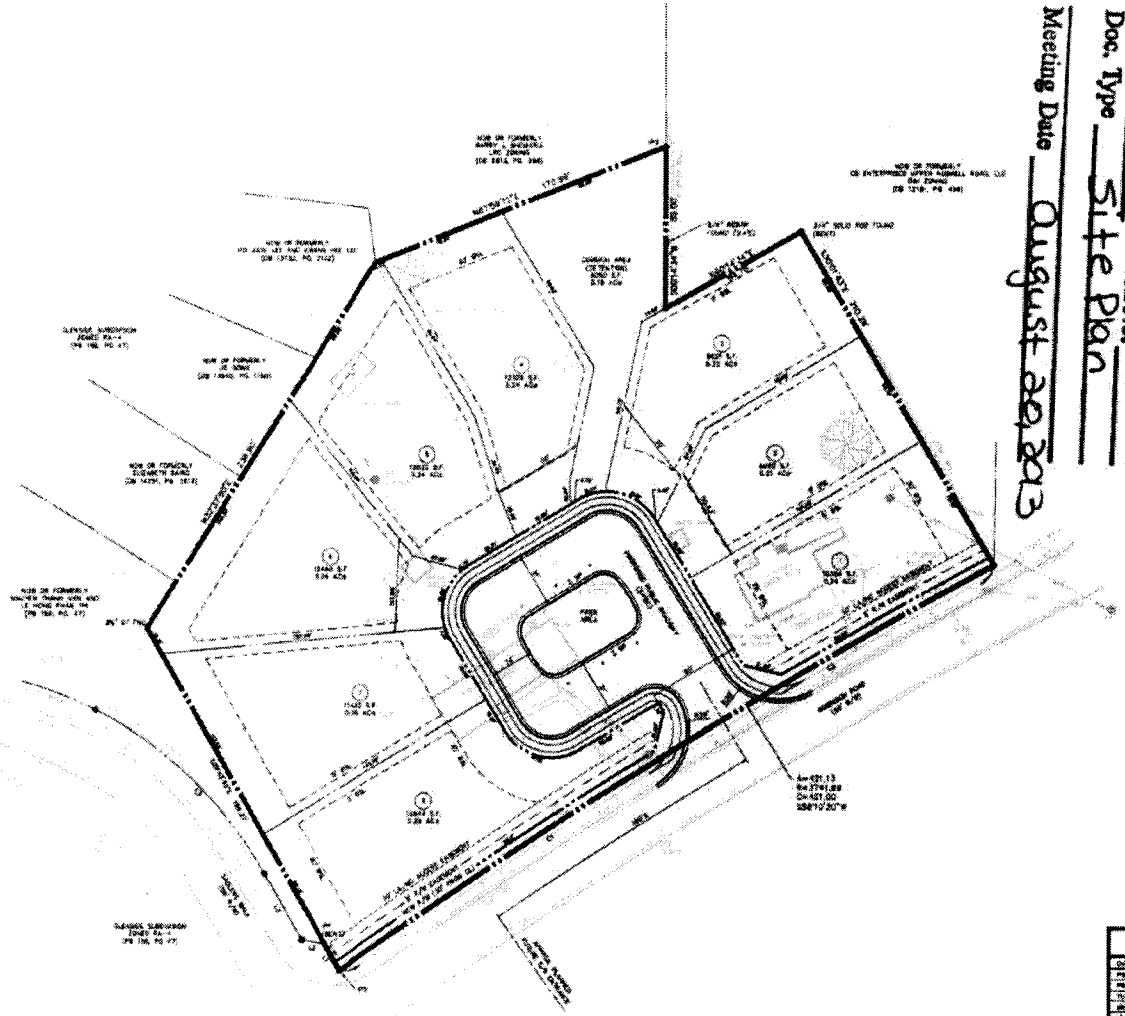
- **Revised site plan received by the Zoning Division July 31, 2013 with District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **Letter of agreeable conditions from Mr. Chris Weathers dated August 15, 2013 (attached and made a part of these minutes)**
- **Entry plan received by the Zoning Division (attached and made a part of these minutes)**
- **Fire Department 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**

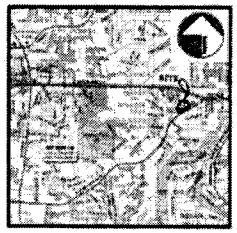
~~**Z-46** **QUALITY CARS, INC.** (Dennis Brophy, David L. Kuniansky, Amy Kuniansky Clark and Douglas S. Kuniansky, owners) requesting Rezoning from **GC** and **LI** to **LI** for the purpose of a Previously Owned Automobile Sales Facility in Land Lots 931 and 942 of the 16th District. Located at the northwest intersection of US Highway 41 a/k/a Cobb Parkway, and Kennestone Circle.~~

~~To **approve** Rezoning to the LI zoning district **subject to:**~~

- ~~**Site plan received by the Zoning Division June 6, 2013, *not otherwise in conflict with recommendations made at Plan Review* (attached and made a part of these minutes)**~~

Min. Bk. 69 Petition No. Z-44
Doc. Type Site Plan
Meeting Date August 20, 2013





VICINITY MAP
SCALE 1"=2,000'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GRADE LEVEL II CERTIFIED DESIGN PROFESSIONAL #08744
(EXP. 12.17.2015)

236 SETTINGDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.551.7003
FAX 678.352.1915

ZONING SITE PLAN
FOR:

3711 ROBINSON ROAD

LAND LOT 967
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

FOR:

CENTURY PARTNERS, LLC

6100 LAKE FORREST DRIVE
SUITE 130
SANDY SPRINGS, GA 30328
404.256.3127

PLAN NOTES

1. SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR CENTURY PARTNERS, LLC BY SUNRISE LAND SURVEYING DATED JANUARY 30, 2013. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD SURVEY.
2. EXISTING ZONING: R-20, RM-6.5 & LRO
   PROPOSED ZONING: RA-5
3. PROPERTY IS LOCATED AT 3711 & 3721 ROBINSON ROAD IN LAND LOT 967, 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA.
4. TOTAL SITE AREA = 2.096 ACRES
5. DEVELOPER: CENTURY PARTNERS, LLC
   6100 LAKE FORREST DRIVE, SUITE 130
   SANDY SPRINGS, GA 30328
   CONTACT: MR. DAVID MATHESON
   404.256.3127
6. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NUMBER 13067C0159F DATED NOVEMBER 5, 2010. THIS SITE FALLS WITHIN ZONE "X".
7. NO STREAMS OR WETLANDS EXIST ON OR WITHIN 200 FEET OF SITE.
8. WATER & SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
9. PROPOSED ROADWAYS TO BE PUBLIC 50' ROW TO BOTH SITES 30' A/R
10. SIDEWALKS TO BE PROVIDED ON ONE SIDE OF PROPOSED ROADWAYS AS SHOWN ON SITE PLAN OR SIDEWALK EXISTING IT ONE SIDE OF STREET.
11. TO THE BEST OF OUR KNOWLEDGE, THIS SITE CONTAINS NO KNOWN ARCHAEOLOGICAL SITES.

SITE ANALYSIS

GROSS SITE AREA		2.096 ACRES
PROPOSED ZONE CHANGE		RA-5 (PROPERTY & ADJACENT)
PROPOSED DENSITY		2.09 UNITS/AC
TOTAL PROPOSED UNITS PROVIDED		4 UNITS
MINIMUM LOT SIZE		7,000 S.F.
MINIMUM LOT WIDTH		50 FT (AS DIMENSIONED ON PLAN)
MINIMUM LOT FRONTAGE		50 FT (AS PER RA-5)
MINIMUM LOT SETBACKS	FRONT	35 FT
	SIDE	5 FT (10 FT BETWEEN HOUSES)
	OTHER SIDE (AT ROBINSON RD)	15 FT
	REAR	35 FT

SCALE: 1"=30'

REVISIONS

DATE JULY 30, 2013
CPAE DRAWING NO. 2013-FDH28.dwg

ZONING SITE PLAN

SHEET NO. Z.6

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL 31 PM 3:08
COBB COUNTY ZONING DIVISION

PAGE 3 OF

Min. Bk. 69 Petition No. Z-44
Doc. Type Letter of agreeable conditions
Meeting Date August 20, 2013

CENTURY PARTNERS, LLC
6100 LAKE FORREST DRIVE, SUITE 130
SANDY SPRINGS, GA 30328
PHONE 404-256-2127
FAX 404-256-3863

August 15, 2013 **REVISIONS PER PLANNING COMMISSION HEARING & MEETING WITH COMMISSIONER BOB OTT**

VIA e-mail

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

Re: Revised Stipulation Letter, Amending the Application of Century Partners, LLC to Rezone a 2.673 Acre Tract from R-20, RA-4, RA-5, & LRO to RA-5 (No. Z-44)

Dear Jason:

Please accept this revised Stipulation Letter which provides for the deletion of the 0.087 acre strip of land fronting on Sadlers Walk at the entrance to the Glenside subdivision and the three homes that fronted on Sadlers Walk. There was concern voiced by some Glenside residents about the homes fronting on their street where their children walked to the bus stop, and we were unable to reach an agreement with Glenside to de-annex this strip from their Homeowners Association.

As such, we are pleased to offer this revised Stipulation Letter and the attached site plan, which provides for a reduction in density from 4.12 units per acre to 3.09 units per acre, with no home or driveway access to the Glenside subdivision and larger lots on our remainder property.

Accordingly, we are now seeking the rezoning of the Subject Property from the existing zoning categories of R-20, RA-5 and LRO to the proposed zoning category of RA-5, site plan specific to the Revised Zoning Site Plan prepared by Christopher Planning & Engineering, revision dated July 30, 2013 and submitted to the Zoning Office on July 31, 2013. A reduced copy of the revised Zoning Site

Petition No. Z-44
Meeting Date 8-20-13
Continued

Plan is attached for ease of reference as Exhibit "A" and incorporated herein by reference.

1. The Subject Property now consists of 2.586 (previously 2.673) acres of total site area and shall be developed for the construction of a maximum number of eight (8) (versus 11) Single-Family Detached Homes at a maximum density of 3.09 (rather than 4.12) units per acre as depicted on the site plan submitted 7/31/13. The RA-5 zoning classification allowing for up to 5 units per acre.

2. The minimum house size for the proposed residential community shall be twenty-eight hundred (2,800) sq. ft. Each of the homes shall have an attached two (2) or three (3) car garage which shall be used for the parking and storage of vehicles only. Applicant agrees to provide as many (up to four) as possible parking spaces on the driveways. Four additional parking spaces on street to be provided. District Commissioner to approve final lot plan.

3. The architectural style and composition of the homes on the front and sides will consist of brick, stone, cedar shake, or a combination thereof with cement based siding allowed under eaves and gables. The rear elevation will be bricked to the terrace level, with a water table, on all basement lots and will have a minimum three foot (3') masonry water table on any slab lots. There will be no vinyl siding allowed on any of the homes. Houses will be similar to style and design to the houses shown at the Planning Commission Hearing.

4. The creation of a mandatory Homeowner's Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs"), which shall include, among other components, strict architectural controls.

5. Subdivision entrance signage and landscaping shall be constructed pursuant to the Glenside Park Conceptual Frontage/Entry Plan prepared by Land Design and Consulting, LLC, dated 7/31/13 and submitted previously. The entrance landscaping shall be fully landscaped and irrigated. The HOA shall be responsible for maintenance of fencing, landscaping and the entrance to the subdivision, including, signage, lighting and irrigation.

6. There will be no improvements made to the adjoining Glenside subdivision signage, entranceway or landscaping, as were contemplated by the previously submitted eleven (11) lot plan and stipulation letter that was dated July 24, 2013.

7. All lots will have professionally drawn landscape plans providing for irrigated and sodded yards, and tree planting which will meet all Cobb County Code requirements including at least one 3 ½"-4 ½" caliper canopy tree in every front yard.

8. The storm water management facility (detention pond) shall be fenced with a five (5) foot high black vinyl coated chain link fencing and landscaped with evergreen

planting to visually screen the facility and fence. Fencing shall be installed according to the provisions of the Cobb County Code.

9. We plan to install a six foot (6'), wooden, decorative privacy fence along the lots adjacent to GlenSide subdivision lots and also on the lots adjacent to the business parking lot on the Northeast corner of the property, said lots being identified as lots one through six. Fence to be maintained in perpetuity by HOA.

10. We agree to adhere to the following construction hours:

    a. 7:00 am until 8:00 pm, Monday through Friday from April 1st through September 30th.
    b. 7:00 am until 7:00 pm Monday through Friday from October 1st through March 31st.
    c. 9:00 am until 6:00 pm on Saturdays.
    d. No outside work on Sundays unless approved ahead of time by the District Commissioner.

11. All construction and worker vehicles and equipment shall be parked, and otherwise located on, the Subject Property during development of infrastructure and construction of residences, and shall not be parked on either Robinson Road or Sadlers Walk.

12. The road within the subdivision will be a public road. It will be built pursuant to the design on attached zoning plan and built to Cobb County standards. The center island, park area will be maintained in perpetuity by the HOA.

13. The Developer agrees to allow The Georgia Native Plant Society to conduct a plant rescue prior to the commencement of construction on the subject property.

14. The District Commissioner to review and approve minor modifications to the site plan, house placement, elevations, and these stipulations as needed.

15. The existing houses and structures on the property will be demolished within 60 days of the Board of Commissioners approval of the rezoning application.

16. Street lighting will be environmentally sensitive and will be directed so that light will not protrude beyond the boundary of the property.

17. Applicant agrees to clean and repair the drainage ditch found on the adjacent property in the northeastern quadrant behind lot three.

18. Sidewalks on Robinson Road will remain open during demolition and construction and will be repaired as necessary.

Petition No. Z-44
Meeting Date 8-20-13
Continued

Please call me at 404-256-2127, or my cell, 404-372-8043, if you have any questions. Thank you for your consideration.

Sincerely,

Chris A. Weathers

Enclosures

Cc: Tim Lee, Commission Chairman
Bob Ott, District Commissioner
Helen Goreham, District Commissioner
Jo Ann Birrell, District Commissioner
Lisa Cupid, District Commissioner
Mike Terry, Planning Commissioner
Judy Williams, Planning Commissioner
Bob Hovey, Planning Commissioner
Christi Trombetti, Planning Commissioner
Galt Porter, Planning Commissioner
John Pederson, Cobb Co. Zoning Division
John Fabbrini, President GlenSide Homeowner's Association
Jill Flamm and Trish Steiner, East Cobb Civic Association, Inc.

Re: Z-44/Aug. 2013

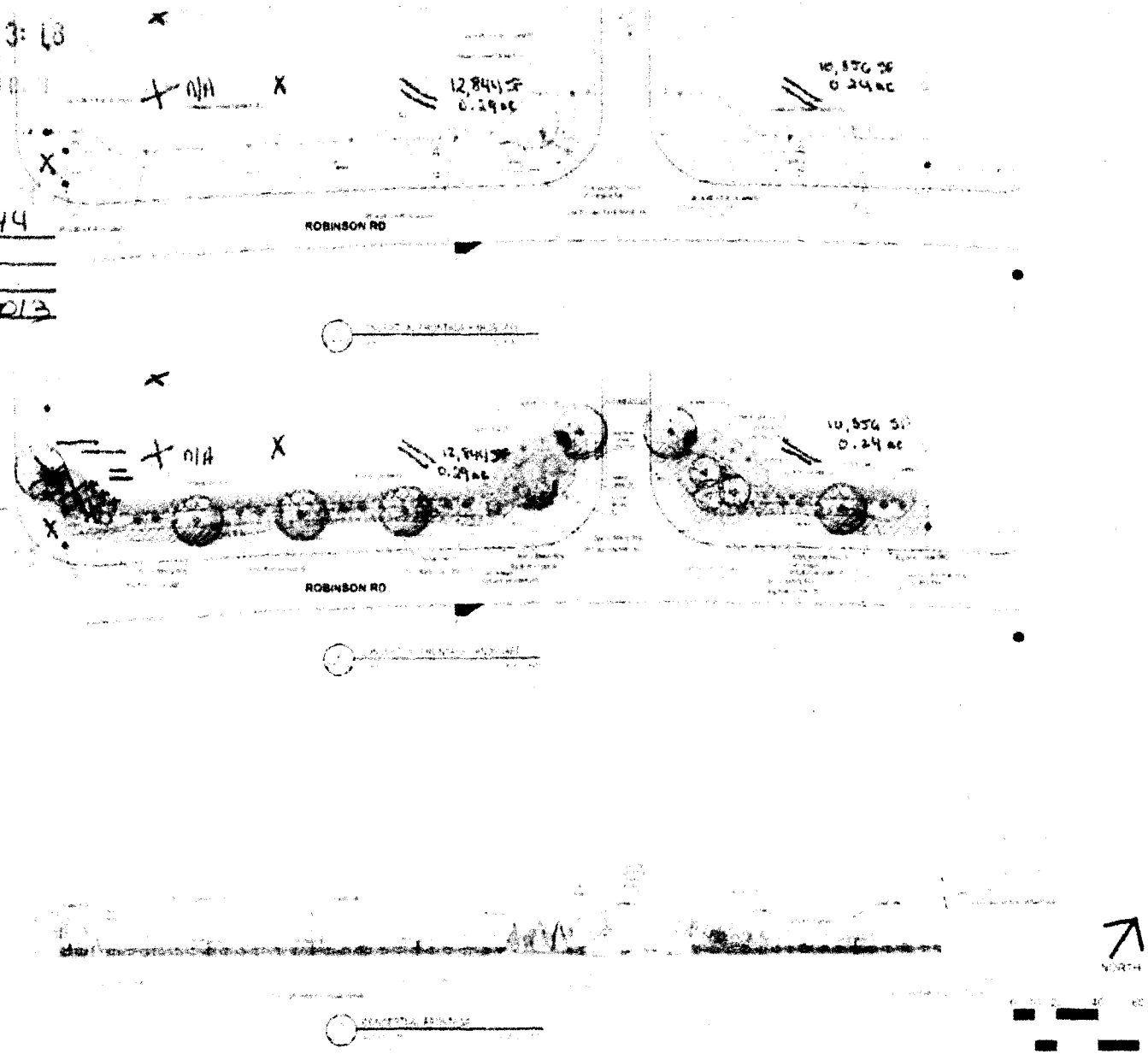
2013 -5 PM 3:18

Min. Bk. 69 Petition No. Z-44

Doc. Type Entry Plan

Meeting Date August 20, 2013

Existing Landscape at Entrance to Glenside S/D to remain in place



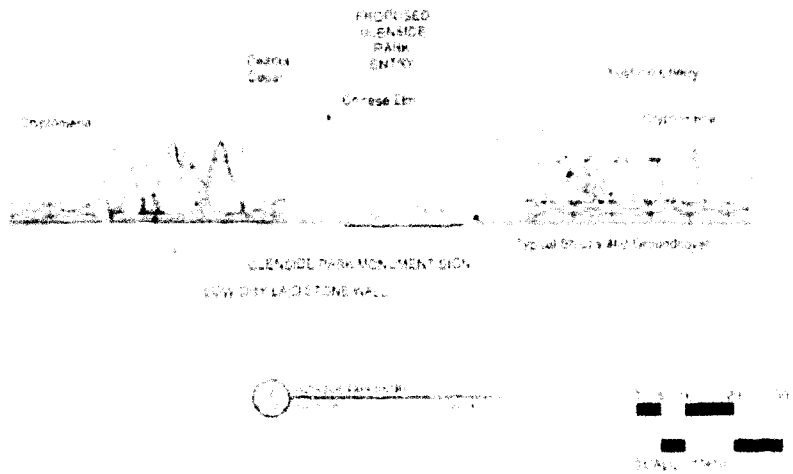
GLENSIDE PARK
CONCEPTUAL FRONTAGE / ENTRY
MARIETTA, GA
PREPARED FOR CENTURY PARTNERS

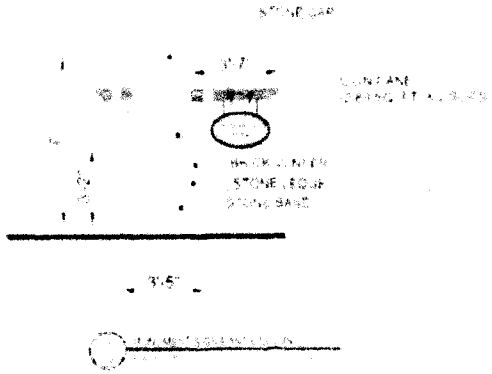
LAND

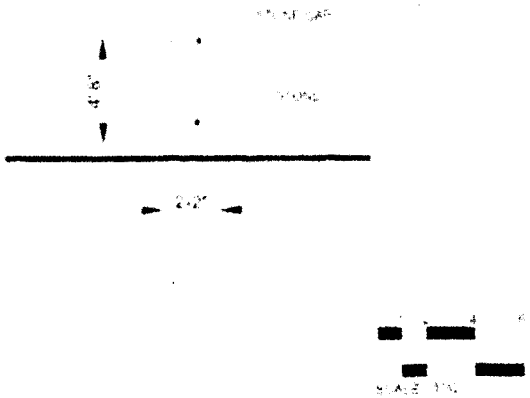
Rec. Z-44 / Aug 2013

PM 3:10

Petition No Z-44
Meeting Date August 26, 2013
Continued







GLENSIDE PARK
CONCEPTUAL FRONTAGE / ENTRY
MARIETTA, GA

LAND