

Z-50 (2012) REVISED SITE PLAN

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS
 SITE PLANNING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING SERVICES
 1000 W. BIRCHWOOD DRIVE, SUITE 1000, ATLANTA, GA 30358
 PHONE: 404-525-1234 FAX: 404-525-1234 WWW.PECCOLLAB.COM

NO.	DATE	DESCRIPTION
1	12/15/12	ISSUED FOR PERMIT
2	01/15/13	REVISED PER CITY COMMENTS
3	02/15/13	REVISED PER CITY COMMENTS
4	03/15/13	REVISED PER CITY COMMENTS
5	04/15/13	REVISED PER CITY COMMENTS
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99	02/15/21	REVISED PER CITY COMMENTS
100	03/15/21	REVISED PER CITY COMMENTS

REZONING SITE PLAN

SCALE: 1" = 50'
 DATE: 12/15/12
 PROJECT: 1216-141

COBB COUNTY, GEORGIA

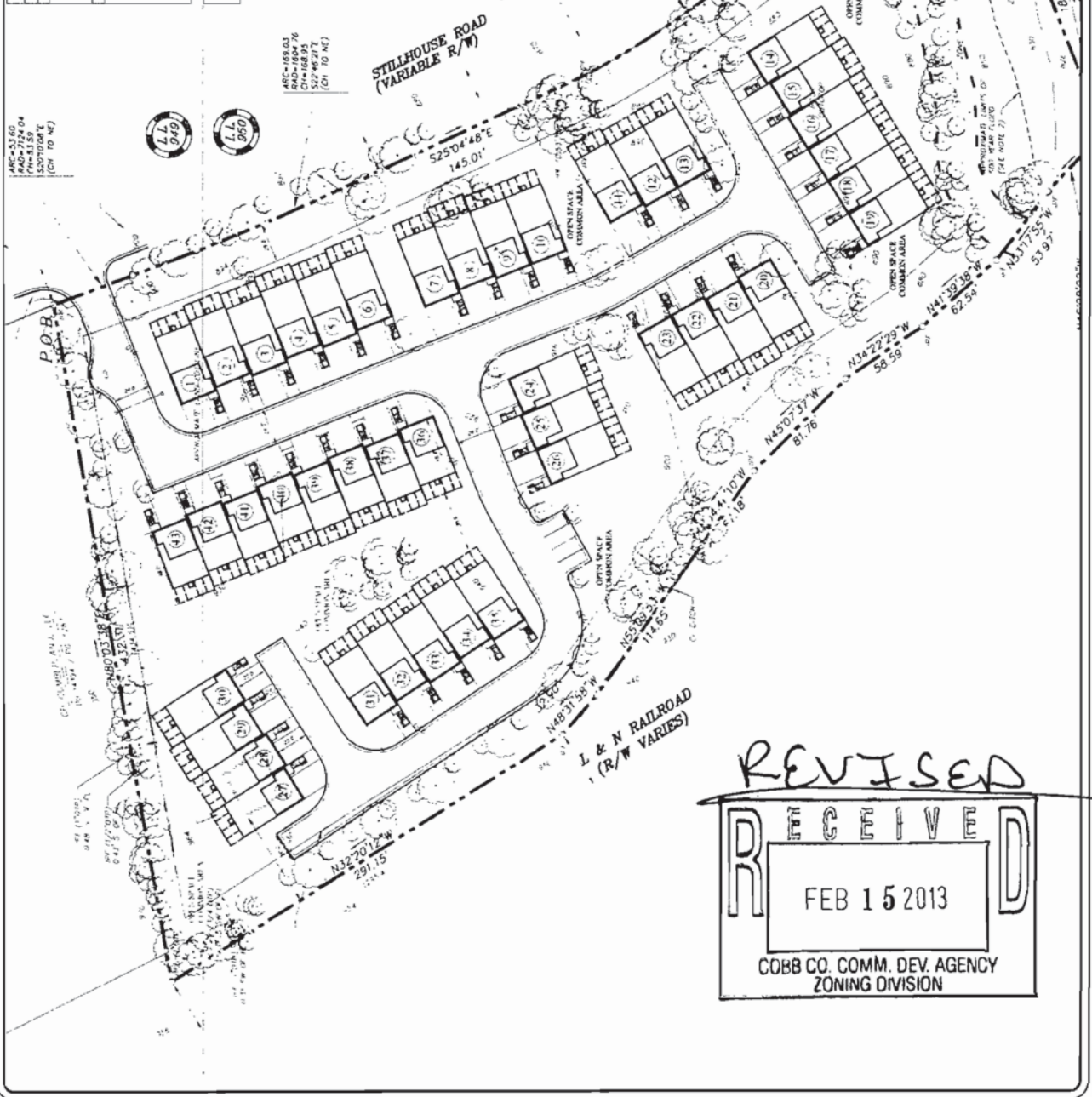
1

SITE DATA:
 TOTAL SITE AREA: 3.12 ACRES
 TOTAL DEVELOPABLE AREA: 1.85 ACRES
 TOTAL OPEN SPACE: 1.27 ACRES
 TOTAL LOT AREA: 1.85 ACRES
 TOTAL LOT AREA: 1.85 ACRES
 TOTAL LOT AREA: 1.85 ACRES

PROVISIONS:
 ALL PROVISIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCES AND THE CITY OF ATLANTA SUBDIVISION ORDINANCES.

TOTAL AREA:
 3.12 ACRES

PROJECT CONTACT:
 BRYAN FLINT (P) 404-867-3572



REVISED

RECEIVED

FEB 15 2013

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

APPLICANT: Arrowhead Real Estate Partners, LLC
770-426-0085

PETITION NO: Z-50
HEARING DATE (PC): 12-04-12

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

HEARING DATE (BOC): 12-18-12
PRESENT ZONING: R-80

TITLEHOLDER: Rosemary C. Eckert and The Salvation Army, a Georgia Corporation, Trustee of the Richard B. Eckert & Rosemary C. Eckert Charitable Remainder Unitrust DTD 4/7/2004, Lynda M. Mayo and Gerald M. Mayo

PROPOSED ZONING: RM-12

PROPERTY LOCATION: West side of Stillhouse Lane, south of Cumberland Boulevard
(3150 and 3170 Stillhouse Lane).

PROPOSED USE: Townhomes

ACCESS TO PROPERTY: Stillhouse Lane

SIZE OF TRACT: 5.123 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped acreage

LAND LOT(S): 949, 950

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** OHR/Office Building and graveled area
- SOUTH:** R-80/Single-family House
- EAST:** UVC/Mixed Use Development Under Construction
- WEST:** RM-12/Stonewall - Multi-family Development

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

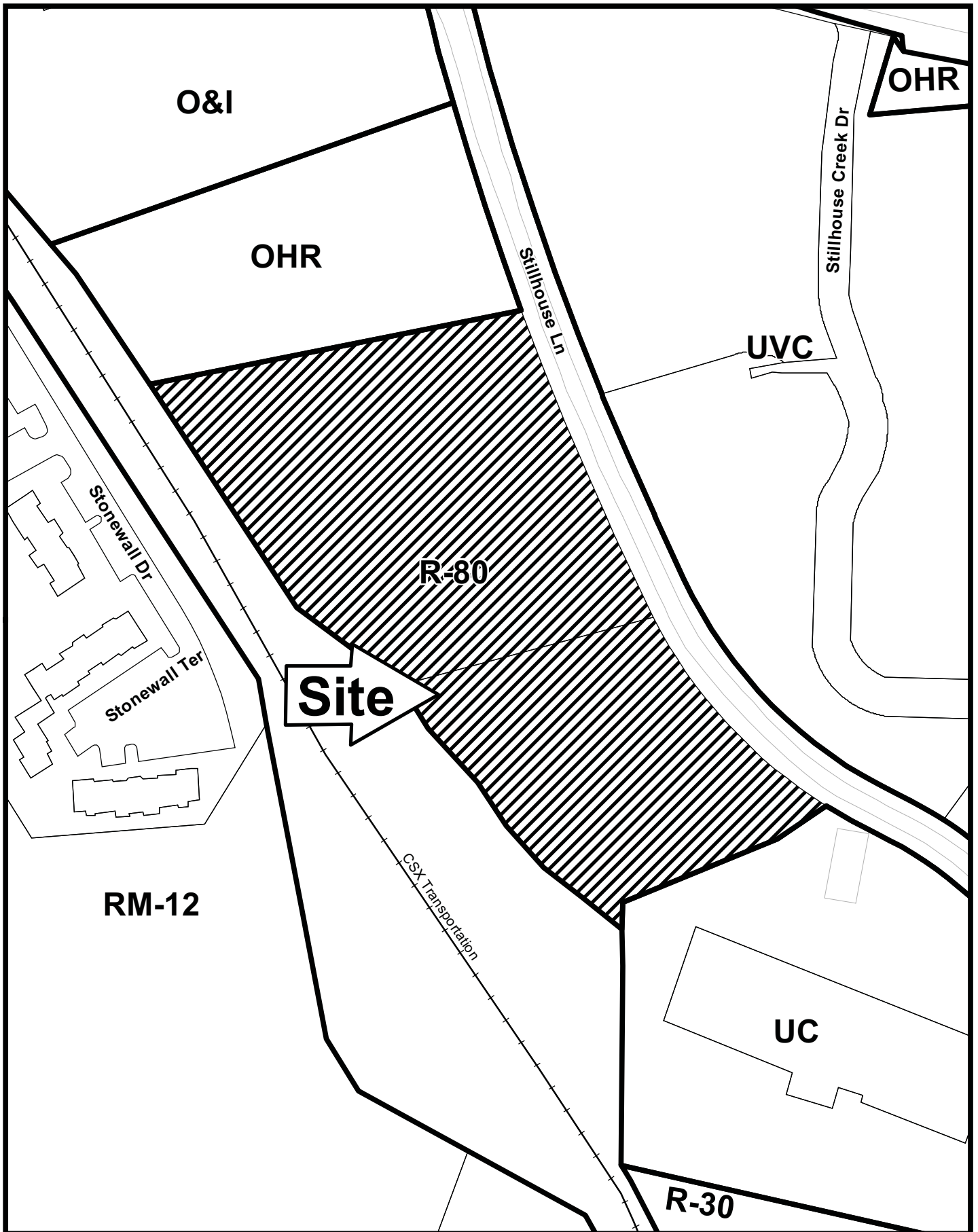
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

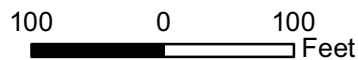
STIPULATIONS:





Z-50



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



 City Boundary
 Zoning Boundary

APPLICANT: Arrowhead Real Estate Partners, LLC

PETITION NO.: Z-50

PRESENT ZONING: R-80

PETITION FOR: RM-12

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center (RAC) Sub-area Vinings Transition Zone (VTZ)

Proposed Number of Units: 43 **Overall Density:** 8.39 **Units/Acre**

Present Zoning Would Allow: 2 **Units** **Increase of:** 41 **Units/Lots**

Applicant is requesting the RM-12 zoning category in order to develop a 33 unit townhome development. The units will range in size from 2,200 -2,600 square feet and up and will range in price from \$300,000 to \$400,000. The development will be consistent with the architectural elevations attached to this analysis. The roads will be private and units along Stillhouse Lane will face Stillhouse Lane. Applicant has submitted the attached stipulation letter, elevations and landscape plan for your review.

The proposed site plan will require the following contemporaneous variances:

1. Waive the front setback from the required 50 feet to 25 feet;
2. Waive the side setback from the required 35 feet to 15 feet; and
3. Waive the rear setback from the required 40 feet to 30 feet.

Cemetery Preservation: No comment.

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-80 to RM-12 for purposes of Townhomes. The 3.32 acre site is located on the west side of Stillhouse Lane, south of Cumberland Boulevard. (3150 Stillhouse Lane)

Comprehensive Plan

The parcel is within a Regional Activity Center (RAC) future land use category with R-80 zoning designation. The purpose of the RAC category is to provide for areas that can support a high intensity of development which serves a regional market. Typical uses include high-rise office buildings, malls and varying densities of residential development.

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: Arrowhead Real Estate Partners, LLC

PETITION NO.: Z-50

PRESENT ZONING: R-80

PETITION FOR: RM-12

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Teasley</u>	<u>711</u>	<u>Over</u>	<u> </u>
Elementary <u>Campbell</u>	<u>1,214</u>	<u>Over</u>	<u> </u>
Middle <u>Campbell</u>	<u>2,280</u>	<u>Under</u>	<u> </u>
High			

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

Additional Comments: Teasley Elementary School is extremely over-crowded at this time. Approval of this petition could seriously and adversely impact the enrollment at this school.

FIRE COMMENTS:

GATE: Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch). Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office. (Cobb County Development Standards 401.08.02.1)

GUEST PARKING: 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 Arrowhead Real Estate Partners, LLC

PETITION NO. Z-050

PRESENT ZONING R-80

PETITION FOR RM-12

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): *8" DI / W side of Stillhouse Lane*

Additional Comments: Master meter to be set at public ROW

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 in Stillhouse Lane ROW*

Estimated Waste Generation (in G.P.D.): **A D F** 5280 **Peak=** 13200

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 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: Arrowhead Real Estate Partners, LLC

PETITION NO.: Z-50

PRESENT ZONING: R-80

PETITION FOR: RM-12

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Tributary to Chattahoochee River 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 receiving stream.

APPLICANT: Arrowhead Real Estate Partners, LLC

PETITION NO.: Z-50

PRESENT ZONING: R-80

PETITION FOR: RM-12

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 just south of Cumberland Boulevard between Stillhouse Road and the CSX Railroad. The existing site is well-wooded and drains generally to the south and east. Slopes on the site are fairly steep and range from approximately 7% to as much as 40%. Development will require significant grading, however, the townhome style units will allow for stepped pads that should help manage the site topography. Elevated erosion and sediment control measures will be required.
2. Underground detention is proposed, however, no specific location has been identified. Wherever the facility is placed the discharge must be tied directly to the existing storm drain system within the Stillhouse Road R/W. The facility itself must be placed within a private drainage easement and maintained by the homeowners association.
3. The proposed site plan has an impervious coverage of 47% which exceeds the maximum coverage limit for this zoning category (45%). Either the overall coverage must be reduced or pervious pavement material utilized to reduce the effective coverage.

APPLICANT: Arrowhead Real Estate Partners, LLC **PETITION NO.: Z-50**

PRESENT ZONING: R-80 **PETITION FOR: RM-12**

COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS

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
Stillhouse Lane	N/A	Local	25 mph	Cobb County	50'

COMMENTS AND OBSERVATIONS

Stillhouse Lane is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend curb and gutter along Stillhouse Lane frontage.

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

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department’s approval, to achieve the minimum requirement of 280 feet.

Recommend if streets are private then be constructed to the Cobb County Standard Specifications.

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

STAFF RECOMMENDATIONS

Z-50 ARROWHEAD REAL ESTATE PARTNERS, 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. Other properties in the area are similarly zoned with multi-family uses. To the west, Stonewall, the density is approximately 9.048 units per acre.
- 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. Other properties in the area have multi-family, commercial, office and mixed-use developments.
- 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 Regional Activity Center (RAC) land use category. The RM-12 zoning category is compatible with the RAC land use category. Other properties in the area are similarly developed with higher density residential uses.
- 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. Nearby properties have been rezoned for high density residential, mixed-use and commercial developments. The proposed development will be a 43-unit townhome development with a density of 8.39 units per acre.

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

- Site plan received by the Zoning Division on October 4, 2012, with the District Commissioner approving minor modifications;
- Renderings attached to this analysis;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT 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.

Z-50 (2012)
REVISED
STIPULATION
LETTER WITH
REVISED SITE
PLAN

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
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JUSTIN H. MEEKS

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February 15, 2013

VIA EMAIL AND 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 Arrowhead Real Estate Partners, LLC
To Rezone a 5.123 Acre Tract from R-80 to Conditional RM-12
(No. Z-50)

COBB COUNTY ZONING DIVISION
2013 FEB 15 AM 9:37
COBB COUNTY GEORGIA
FILED IN OFFICE
E-mail

Dear John:

As you know, this firm represents Arrowhead Real Estate Partners, LLC ("Arrowhead") 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.

With respect to the foregoing, after considering input from area residents and business owners and in keeping with the dialogue which we have established with the County's professional staff (which has recommended approval), we have been authorized by Arrowhead to submit this letter of revised stipulations and conditions which, if the Application for Rezoning is approved, as revised, shall become conditions of 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 revised 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.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL AND HAND DELIVERY

Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

February 15, 2013

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2. Rezoning of the subject property shall be from the existing category of R-80 to the proposed zoning category of Conditional RM-12 in substantial conformity to that certain revised rezoning site plan ("Stillhouse Lane Towns") prepared by Planners and Engineers Collaborative being submitted contemporaneously herewith.
 3. The subject property is comprised of approximately 5.123 acres and shall be developed as a single-family, owner occupied, residential townhome community consisting of a total number of forty-three (43) townhomes at an overall density of 8.39 units per acre.¹
 4. The townhomes shall be a maximum of three (3) stories in height and shall range in size from a minimum of 2,200 sq. ft. up to 2,600 sq. ft. and greater.²
 5. The architectural style and composition of the homes shall be traditional in nature as demonstrated by the photographs which were submitted under separate cover on November 20, 2012. The townhomes shall include a mixture of components on each side consisting of brick, stacked stone, cementitious stucco, hardy plank and hardy plank shake.
 6. The creation of a mandatory Homeowners Association and the submission of Declaration of Covenants, Conditions and Restrictions which shall include, among other components, strict architectural controls.
 7. The residential community's entrance signage shall be located on Stillhouse Lane and shall be ground-based, monument-style and in substantial conformity to the architectural style and composition as discussed above.
 8. All of the townhomes shall be "for sale" only. At any one time, no more than ten percent (10%) of the homes shall be leased by the owners. This recital shall be contained within the Declaration of Covenants ensuring same with said Covenants being submitted to the County prior to the issuance of building permits.

¹ The subject property is located within the Cumberland Galleria Regional Activity Center ("RAC") and within a subcategory denominated as the Vinings Transition Zone ("VTZ"); however, the property is not a part of the recently adopted Vinings Vision Plan.

² It is anticipated that price points should range from approximately \$350,000.00 to \$450,000.00 dependent upon prevailing market conditions.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL AND HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
February 15, 2013
Page 3

9. Open space and common areas within the community, and in accordance with the revised site plan, shall be owned, maintained and controlled by the mandatory Homeowners Association. These common space areas shall be used primarily for recreational purposes; however, they may also include such features as gazebos, benches and walking trails.
10. The mandatory Homeowners Association shall be responsible for the upkeep and maintenance of all common areas, landscaped areas, amenity areas, walking trails, fences, streets and lighting and strategically located guest parking spaces within the proposed residential community.
11. A third party management company shall be hired to manage the day-to-day operations of the mandatory Homeowners Association. The third party management company shall also be responsible for the management of all Association monies as well as ensuring that the Association itself is properly insured.
12. The townhome community shall be professionally landscaped and shall be of equal quality to the landscaping contained within other residential developments in the area. Additionally, there will be a focus upon and extra attention to detail along the subject property's frontage on Stillhouse Lane consistent with the landscaping exhibit, prepared by Planners and Engineers Collaborative, which was submitted under separate cover on November 20, 2012.
13. Lighting shall be environmentally sensitive, decorative and themed to the architectural style and composition as aforementioned.
14. Signage interior to the community shall be themed to the architectural style and composition as aforementioned.
15. Electric and communications transformers, all mechanical and HVAC equipment and all trash and/or garbage receptacles shall be enclosed and/or concealed from view through landscaping or similar measures.

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Mr. John P. Pederson, AICP, Manager

Cobb County Zoning Division

February 15, 2013

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16. All utilities shall be located underground.
 17. All landscaping referenced herein 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 community.
 18. All streets within the community shall be private with the construction thereof complying in all respects as to Cobb County's Design and Detail Standards.
 19. Subject to recommendations from the Cobb County Department of Transportation, as follows:
 - a. The installation of sidewalk, curb and gutter along the subject property's frontage on Stillhouse Lane
 - b. The voluntary donation and conveyance of right-of-way so that the County can achieve twenty-five feet (25') from the centerline of Stillhouse Lane (a local street).
 - c. The establishment of a ten foot (10') no access easement along the subject property's frontage on Stillhouse Lane concerning vehicular traffic except, of course, with respect to the townhome community's entrance located thereon. However, this easement shall in no way preclude or discourage pedestrian connectivity and walkability.
 - d. The installation of curb and gutter along both sides and sidewalk along one side of the private streets within the residential community.
 - e. Verification of minimum intersection sight distance of 280 feet or the implementation of remedial measures in which to mitigate same.
 20. Subject to recommendations from Stormwater Management Division with respect to detention, stormwater management, hydrology and downstream considerations. The revised site plan reflects the impervious coverage of forty-nine percent (49%) which exceeds the maximum coverage limit for the RM-12 zoning category (45%). In that regard, Arrowhead agrees to utilize pervious pavement materials to reduce the effective

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VIA EMAIL AND HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
February 15, 2013
Page 5

coverage in accordance with recommendations from the Stormwater Management Division.

21. Subject to recommendations from the Cobb County Water System with respect to the accessibility and availability of water and sewer to the site, including the recommendation from the Water System that the townhome community be master metered at Stillhouse Lane and that there be a requirement for a sub-meter on every townhome unit to encourage water conservation.
22. Subject to recommendations from the Cobb County Fire Department contained within the Final Zoning Analysis.
23. Compliance with all Cobb County Development Standards and Ordinances related to project improvements, except as approved by the Board of Commissioners, the Community Development Agency or by the Department of Transportation, as their respective authority may allow.
24. All buffer areas may be penetrated for purposes of access, utilities and stormwater management, including, but not limited to, detention facilities, drainage facilities and any and all slopes and other required engineering features.
25. During the construction and build-out of the proposed townhome community, the subject property will be posted on Stillhouse Lane providing area residents and other interested parties with the name, address, phone number and email address of a twenty-four (24) hour/seven (7) day per week construction contact.
26. The District Commissioner shall have the authority to review and approve minor modifications to these stipulations, the site plan, the architecture and other components of the Rezoning proposal during the Plan Review process and thereafter.

Please do not hesitate to contact me should you or the staff require additional information or documentation prior to the Application being heard and considered by the Planning Commission and Board of Commissioners next month.

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Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
February 15, 2013
Page 6

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLS/dsj

Attachment/Enclosures

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. Jason Campbell, Planner III (via email w/attachment)
Mr. David Breden, PE, Cobb County Stormwater Management (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)
Gerald M. Mayo, Esq. (via email w/attachment)
Ms. Linda Barnes Cater (via email w/attachment)
Ms. Kathrin Mattox (via email w/attachment)
Ms. Jody Smith (via email w/attachment)
Mr. Ron Sifen (via email w/attachment)
Mr. Bryan Flint, Arrowhead Real Estate Partners, LLC (via email w/attachment)
Mr. Kenneth J. Wood, P.E., LEED AP (via email w/attachment)

Z-50 (2012)
REVISED
STIPULATION
LETTER WITH
REVISED SITE
PLAN

PLANNERS AND ENGINEERS COLLABORATIVE
THE PROVIDE SOLUTIONS
ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
550 RESEARCH COURT • MONROE, GEORGIA 30013 • PHONE (770) 451-2800 • WWW.PECCOLLA.COM

NO.	DATE	DESCRIPTION
1	07.12.12	ISSUED FOR PERMIT
2	12.12.12	REVISED PER SITE PLAN
3	01.17.13	REVISED PER STIPULATION LETTER

REZONING SITE PLAN
SCALE: 1" = 30'
DATE: 01/17/13
PROJECT: L1307-005

Stillhouse Lane Towns
A Mixed Planned Residential Community

SITE DATA:
TOTAL AREA: 5.123 ACRES
TOTAL LOTS: 48
TOTAL UNITS: 144

PROJECT CONTACT:
BRYAN FLINT (404) 404-867-3572

PROPOSED UTILITIES:
WATER, SEWER, GAS, ELECTRICITY, TELEPHONE

PROPOSED DRIVEWAYS:
SUNNYSIDE DRIVE, RAILROAD AVENUE, STILLHOUSE ROAD

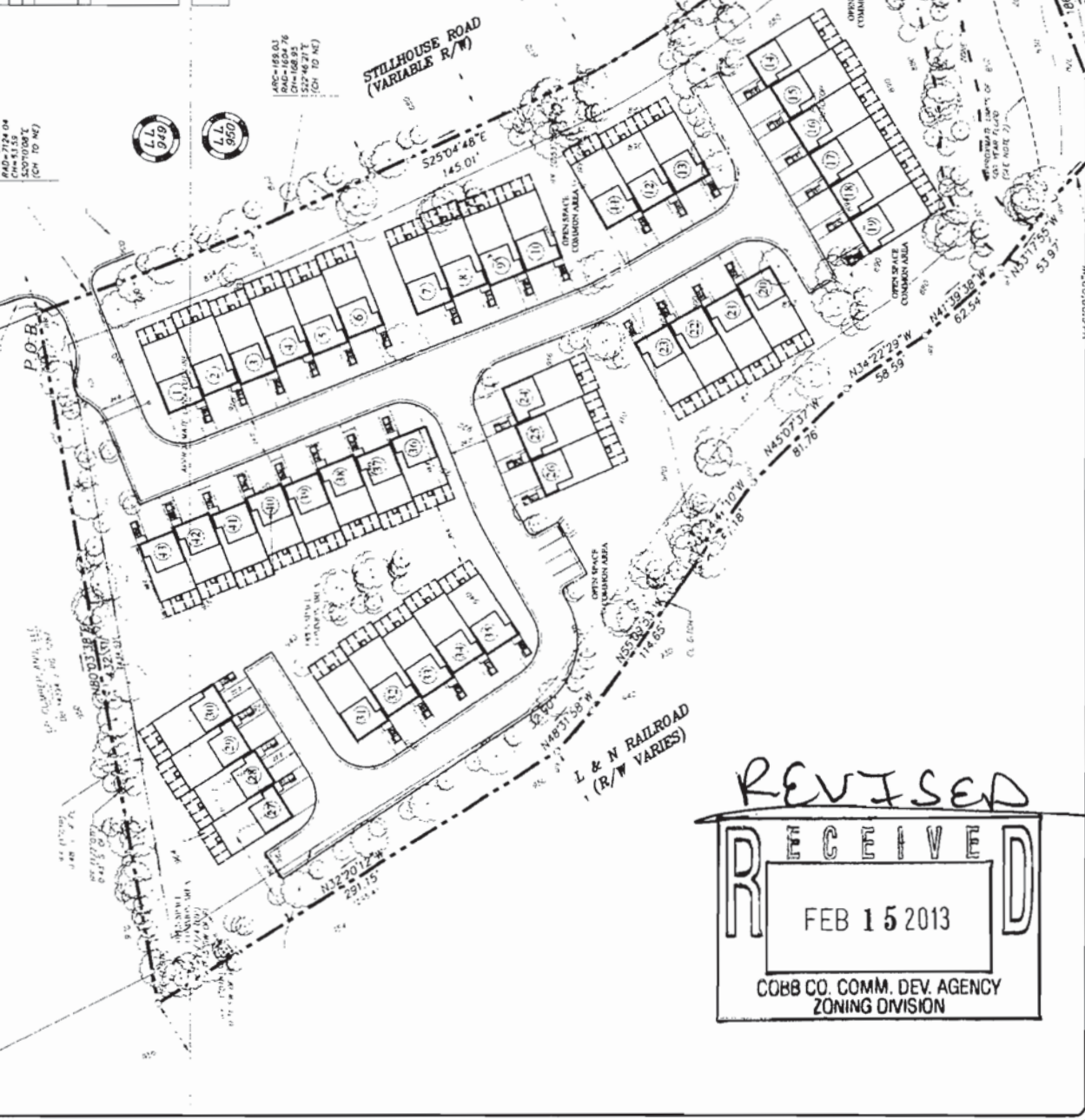
PROPOSED SIGNAGE:
COMMUNITY SIGNAGE, PROJECT SIGNAGE

PROPOSED FENCES:
CONCRETE BLOCK FENCING

PROPOSED LANDSCAPE:
PLANTINGS, TREES, GRASS, MULCH

PROPOSED PAVING:
ASPHALT DRIVEWAYS, CONCRETES

PROPOSED LIGHTING:
STREET LIGHTS, LANDSCAPE LIGHTING



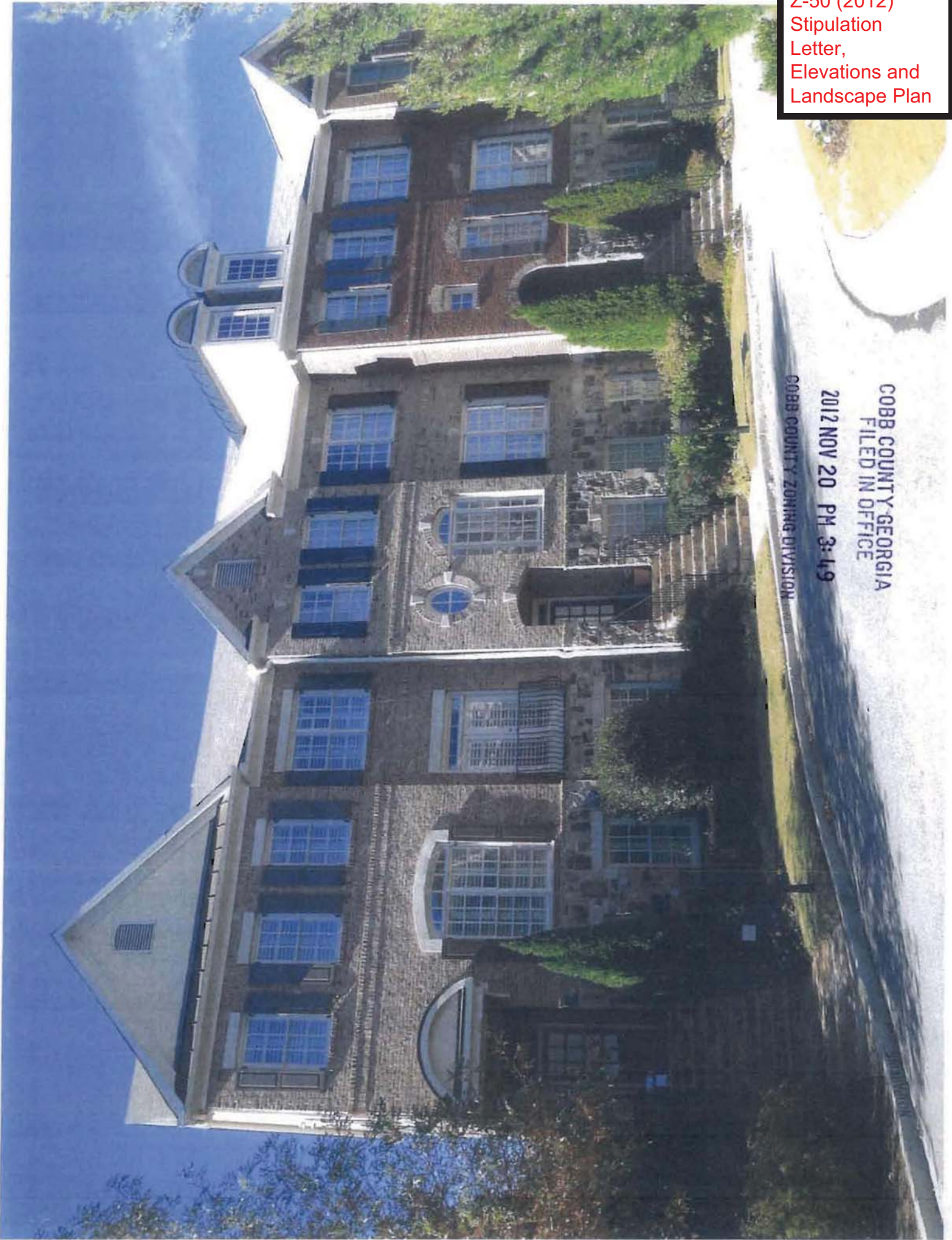
REVISED
RECEIVED
FEB 15 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-50 (2012)
Stipulation
Letter,
Elevations and
Landscape Plan

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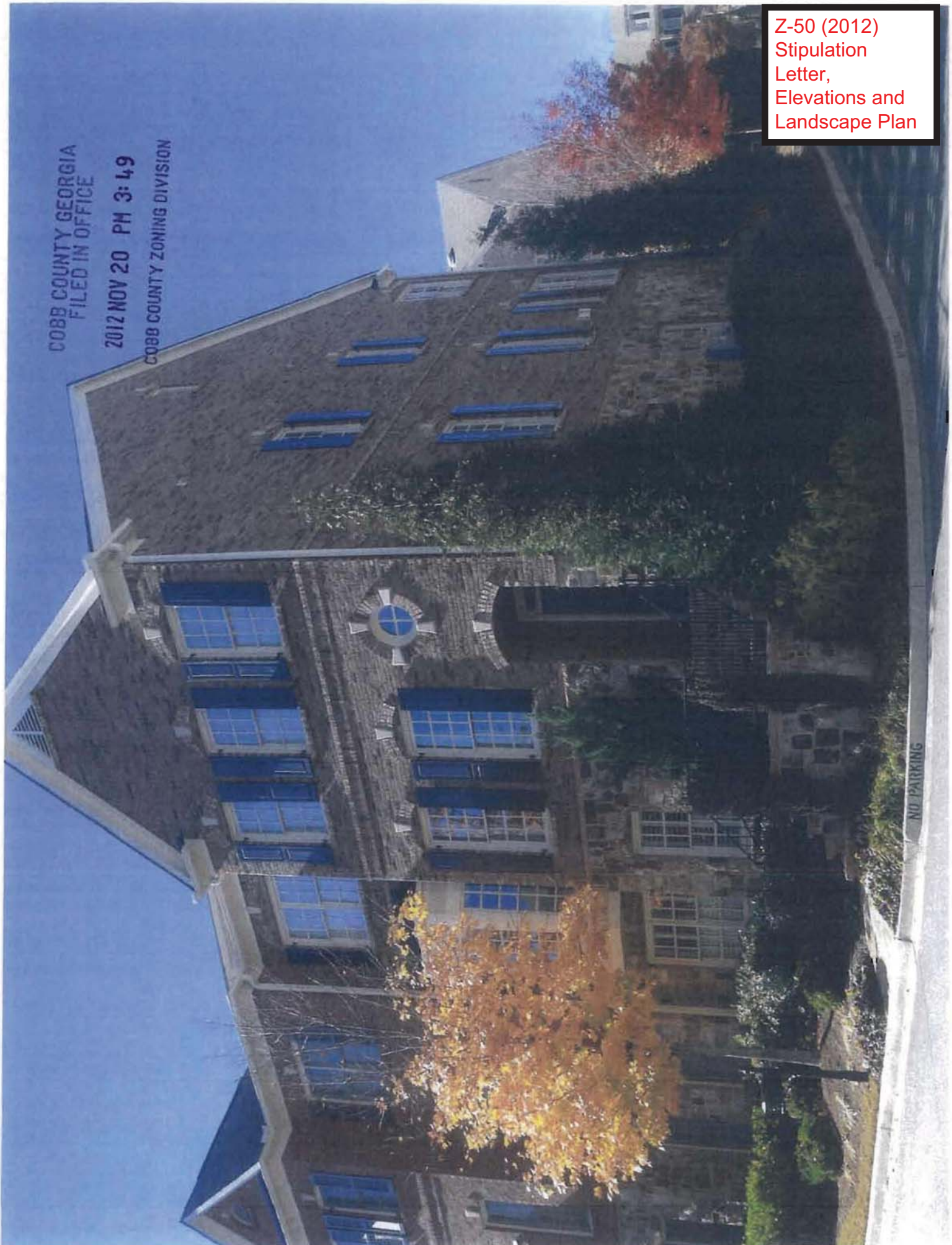


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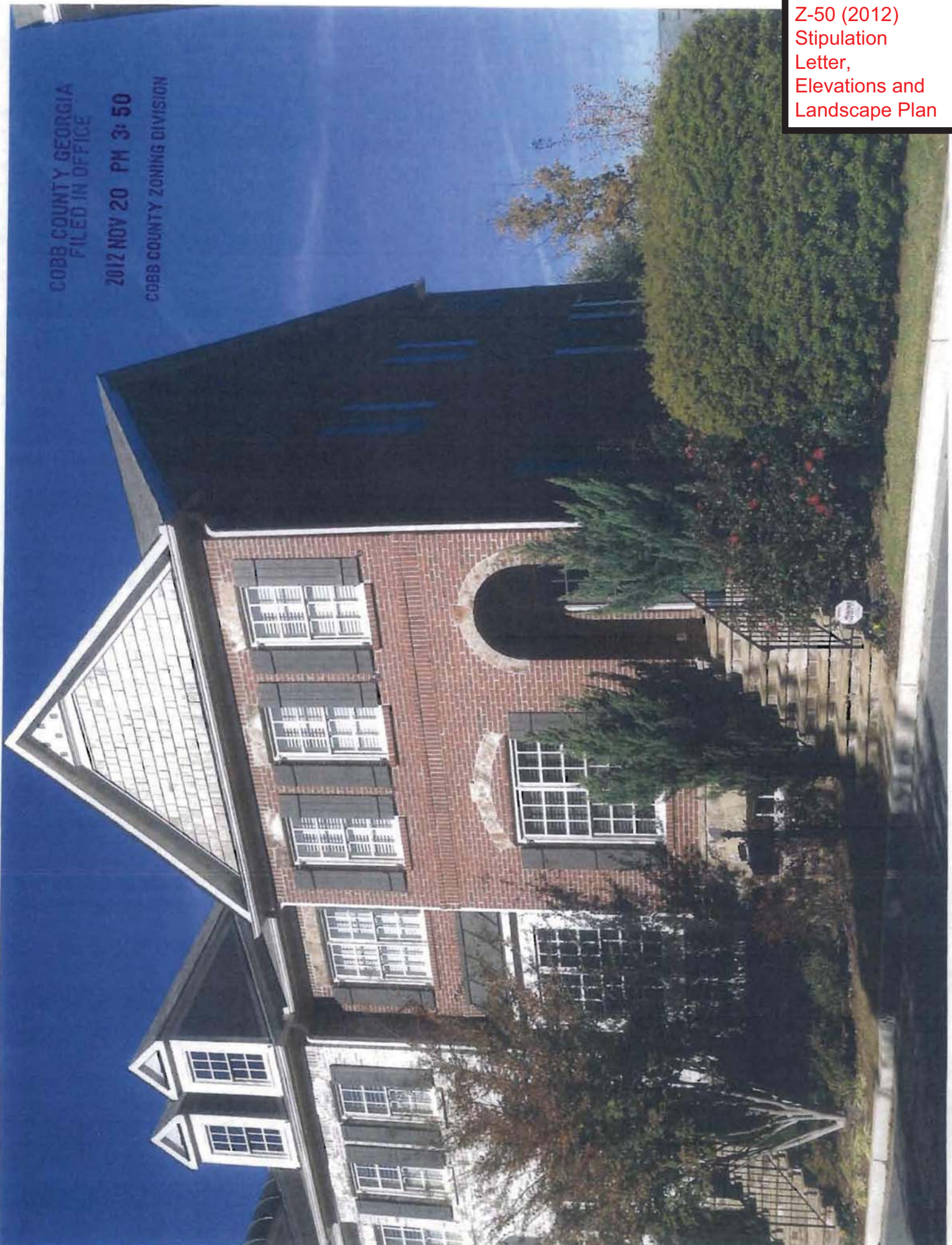
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Landscape Plan



NO PARKING

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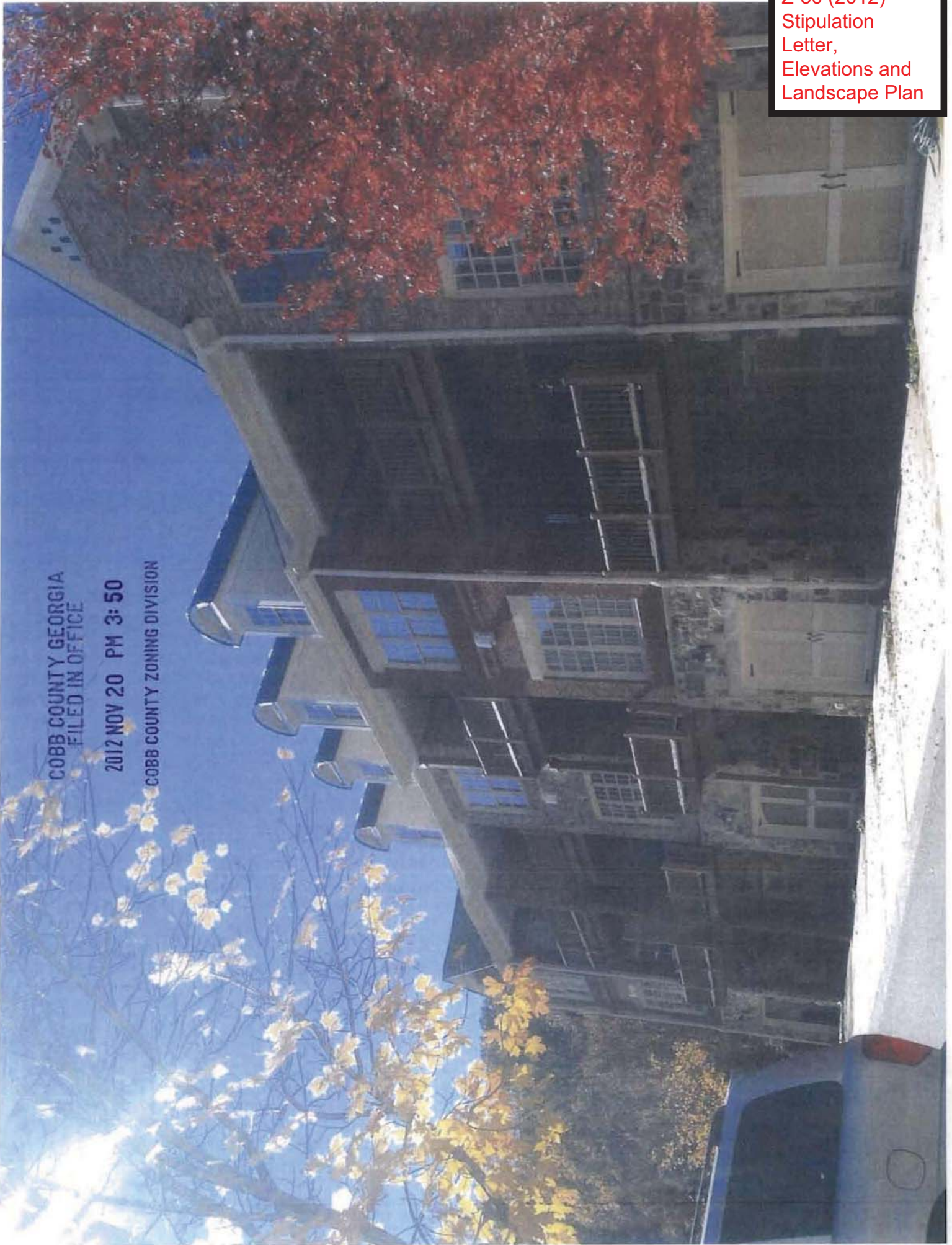
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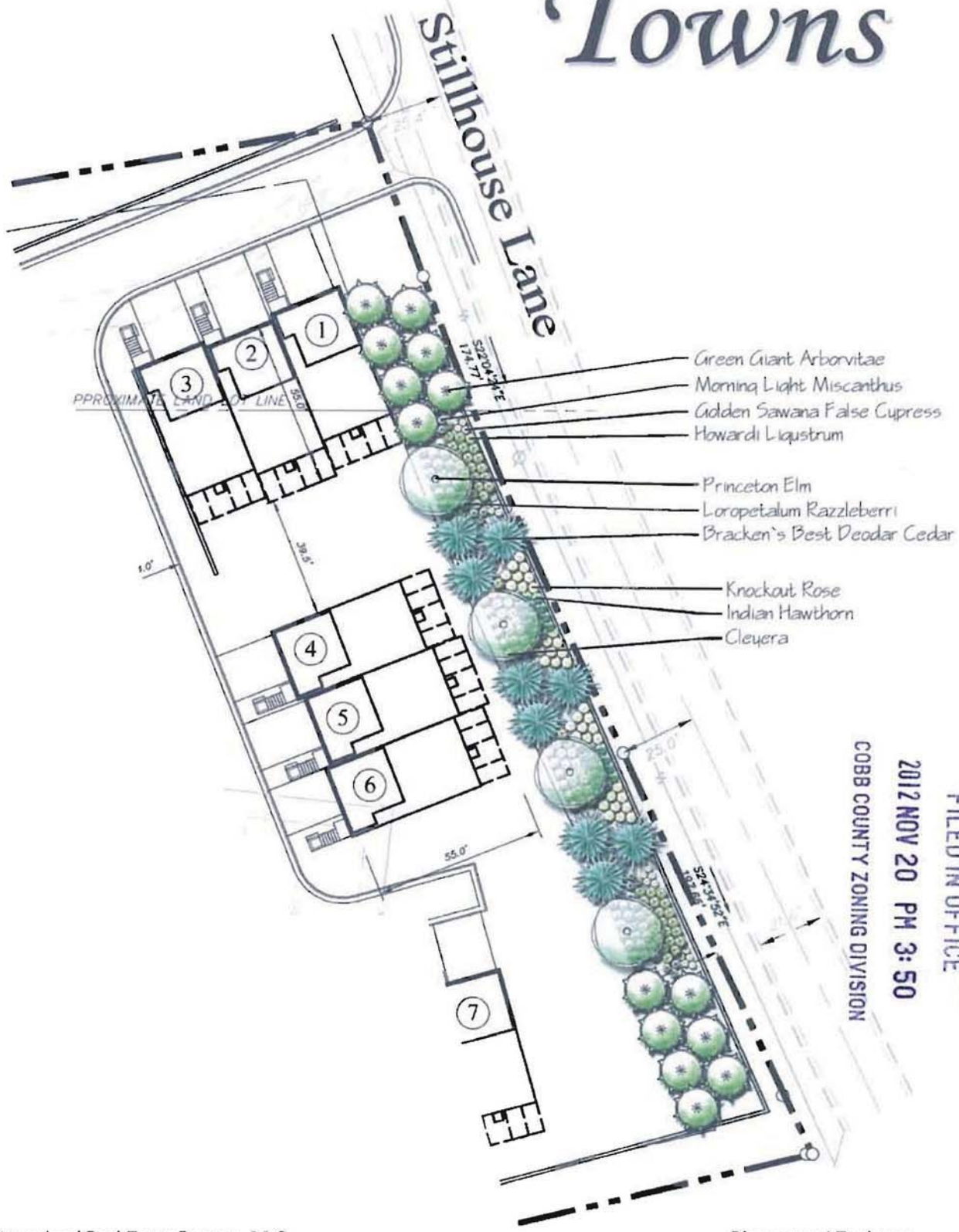
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Stillhouse Lane Towns

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COBB COUNTY ZONING DIVISION

Arrowhead Real Estate Partners, LLC
350 Reseach Court, Suite 150
Norcross, Georgia 30092
Phone: (404) 867-3572



Planners and Engineers
350 Reseach Court
Norcross, Georgia 30092
Phone: (770) 451-2741



Application No. Z- 50
Dec. 2012

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 2,200-2,600 sq. ft.
- b) Proposed building architecture: Consistent with architectural elevations being submitted under separate cover.
- c) Proposed selling prices(s): \$300,000 - \$400,000
- d) List all requested variances: N/A

.....
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 located in an area under Cobb County's Future Land Use Map and Comprehensive Land Use Plan which is shown as lying and being within a Regional Activity Center ("RAC") adjacent to high density rezonings and existing developments.

.....
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.

Z-50 (2012)
Rendering

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OCT - 4 2012
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ZONING DIVISION



01/11
2009.10.05