

**FEBRUARY 17, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM OB-05**

**PURPOSE**

To consider amending the site plan and the stipulations for Century Partners, LLC regarding rezoning application Z-44 of 2013 (Century Partners, LLC), for property located on the north side of Robinson Road, west of Roswell Road in Land Lot 967 of the 16<sup>th</sup> District.

**BACKGROUND**

The property was rezoned to RA-5 in 2013 for a subdivision with eight lots. There are three lots remaining in the subdivision, which are the smallest three lots. The applicant needs to amend the site plan and stipulations to allow lots 2, 3, and 4 to have more impervious surface than the code allows (40% max). Specifically, lot 2 would have 46.7% impervious, lot 3 would have 46.9% impervious and lot 4 would have 42% impervious. This equates to 1,470 square feet of extra impervious surface for these three lots. In exchange for the increased impervious surface on these three lots, the applicant will deed restrict 6,378 square feet of common property within the subdivision. So, there will not be a net increase of impervious surface overall. If approved, all previous stipulations not in conflict would remain in effect

**STAFF COMMENTS FROM STORMWATER MANAGEMENT**

Although “lot averaging” of impervious coverage is typically not done for most of the County it is commonly used within the Chattahoochee River Corridor where impervious coverage limitations are much more restrictive than the Zoning Code. If approved, the applicant must provide documentation of proposed deed restriction for all HOA common areas. Alternatively, if pervious pavers are utilized for the driveways, Lots 2, 3 & 4 would meet the 40% coverage limit.

**RECOMMENDATION**

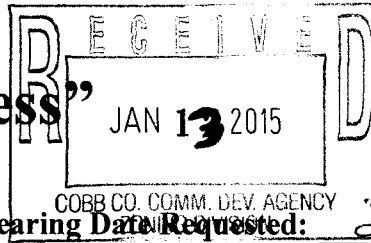
The Board of Commissioners conduct a Public Hearing and consider the site plan amendment and stipulation amendment.

**ATTACHMENTS**

Other Business application, proposed site plan and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

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



OB-005-2015

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 E-Mail: c.chris@centurypartnersllc.com  
Sandy Springs, GA 30328

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

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

Signed, sealed and delivered in presence of:

Teresa D. Nichols My Commission Expires: 10/22/18  
Notary Public

**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: c.chris@centurypartnersllc.com

Chris A. Weather  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Teresa D. Nichols My Commission Expires: 10/22/18  
Notary Public

**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.)

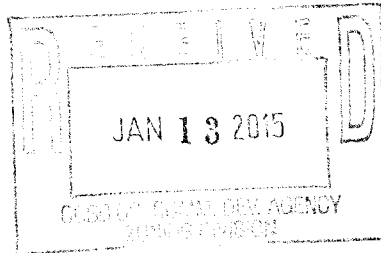
**Land Lot(s):** 976 **District(s):** 16<sup>th</sup>

**State specifically the need or reason(s) for Other Business:** See attached letter

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

January 13, 2015

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.

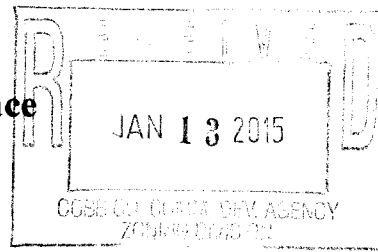
Sincerely,

Chris A. Weathers

## 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**



	<b>Impervious Surface %</b>	<b>40% - Imp. Surface %</b>	<b>Lot SF</b>	<b>Excess Impervious Surface SF Not Used On Lot</b>
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	<u>31.0%</u>	<u>9.0%</u>	<u>12,844</u>	<u>1,156</u>
<b>Total Balance Remaining Impervious Surface SF</b>				<b>3,375</b>
Mr. Nguyen = .087 ac (per survey)				3,778
Center Island = 65' X 40'				2,600
<b>Total</b>				<b>9,753</b>

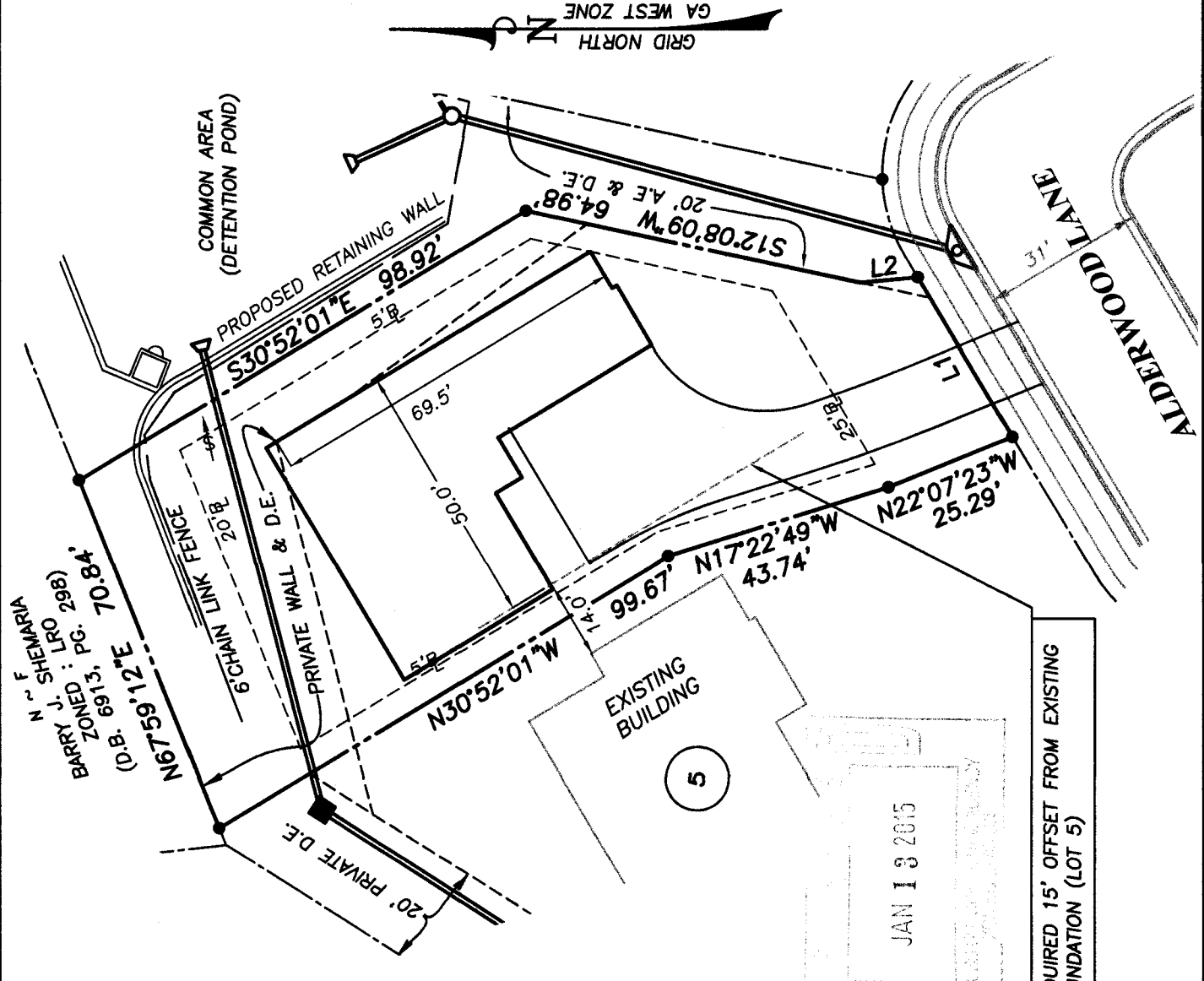
Impervious Surface Overages

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

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 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

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'

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 SUBMISSION PLAT OF ALDERWOOD, RECORDED IN PB 274, PG 185.

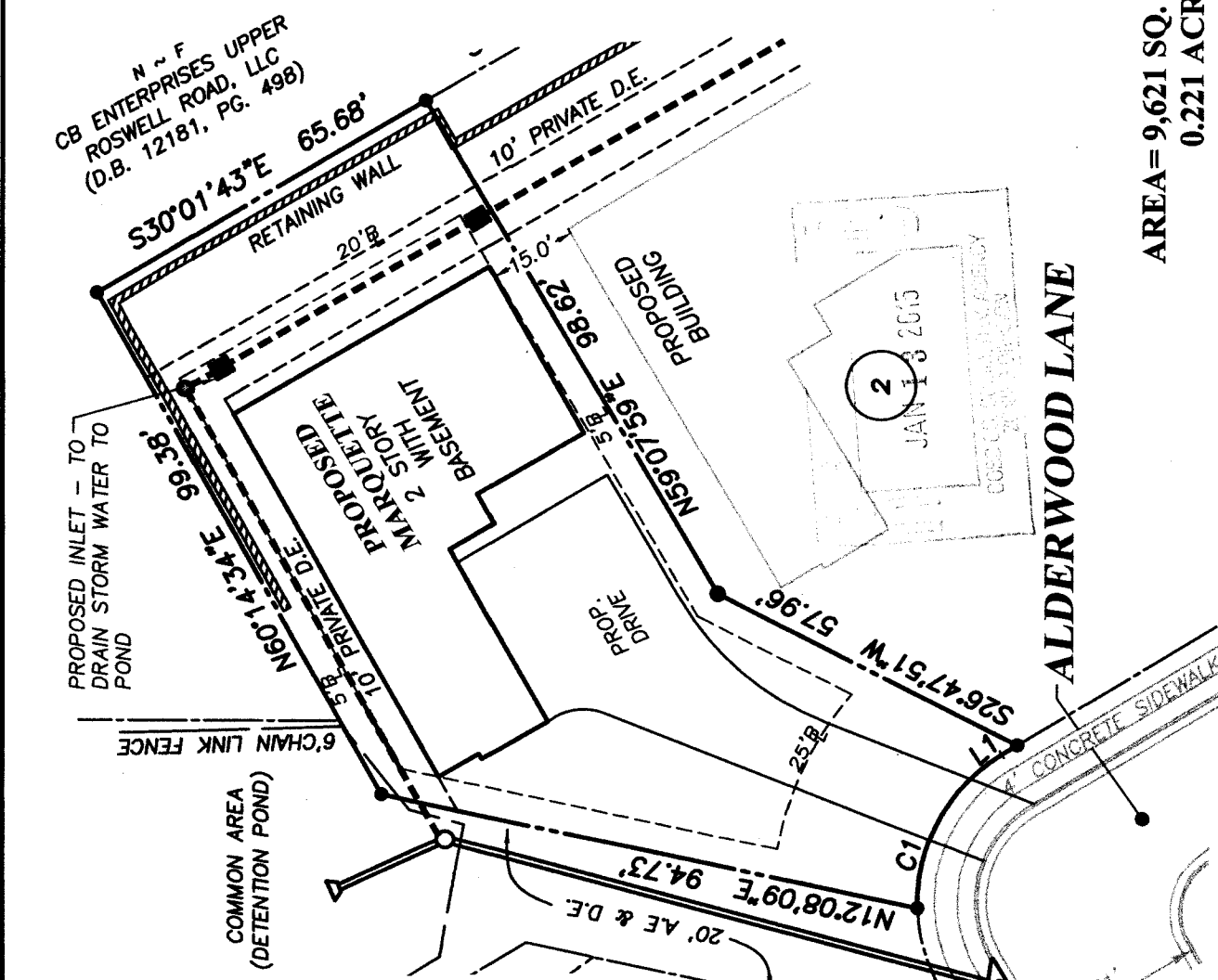
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**LINE TABLE**

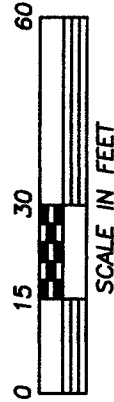
LINE	BEARING	DISTANCE
L1	N30°52'01"W	3.09'

**CURVE TABLE**

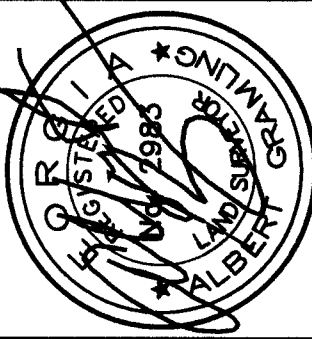
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.91'	30.00'	N61°20'17"W	30.43'



AREA = 9,621 SQ. FT.  
 0.221 ACRE



PROPOSED



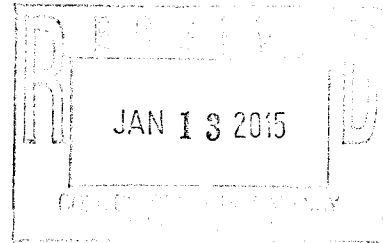
HOUSE LOCATION PLAN OF:  
**LOT 3**  
**ROBINSON ROAD**  
 LAND LOT 967, 16th DIST. 2nd SECT.  
 COBB COUNTY, GEORGIA  
 SCALE: 1"=30'  
 PROJECT NO: 13004  
 PLAN PREP: 12.22.14  
 MADE FOR: CENTURY PARTNERS, LLC

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OB-005-2015



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 20, 2013  
PAGE 5**



**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 16<sup>th</sup> 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 16<sup>th</sup> 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 Letter of agreeable  
conditions  
Meeting Date August 29, 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

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 1<sup>st</sup> through September 30<sup>th</sup>.
  - b. 7:00 am until 7:00 pm Monday through Friday from October 1<sup>st</sup> through March 31<sup>st</sup>.
  - 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 2-44  
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 Fabbri, President GlenSide Homeowner's Association  
Jill Flamm and Trish Steiner, East Cobb Civic Association, Inc.

File: Z-44/Aug. 2013

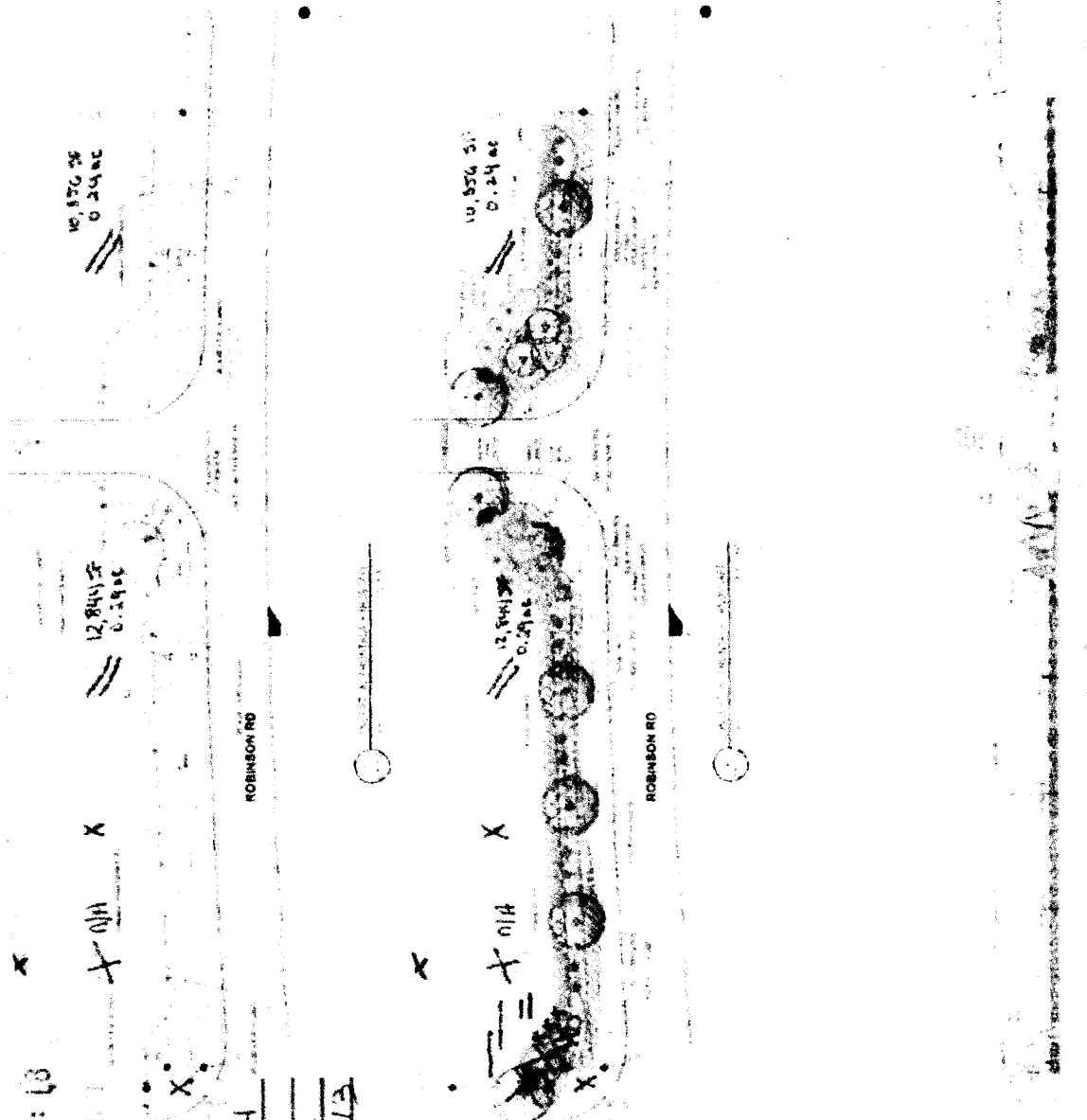
10/15/13 PH 3:13

Map No. 69 Section No. Z-44

Doc. Type Entry Plan

Meeting Date August 20, 2013

Existing Landscape at Entrance to  
Glenside SFB to remain in place.



# GLENSIDE PARK

CONCEPTUAL FRONTAGE / ENTRY

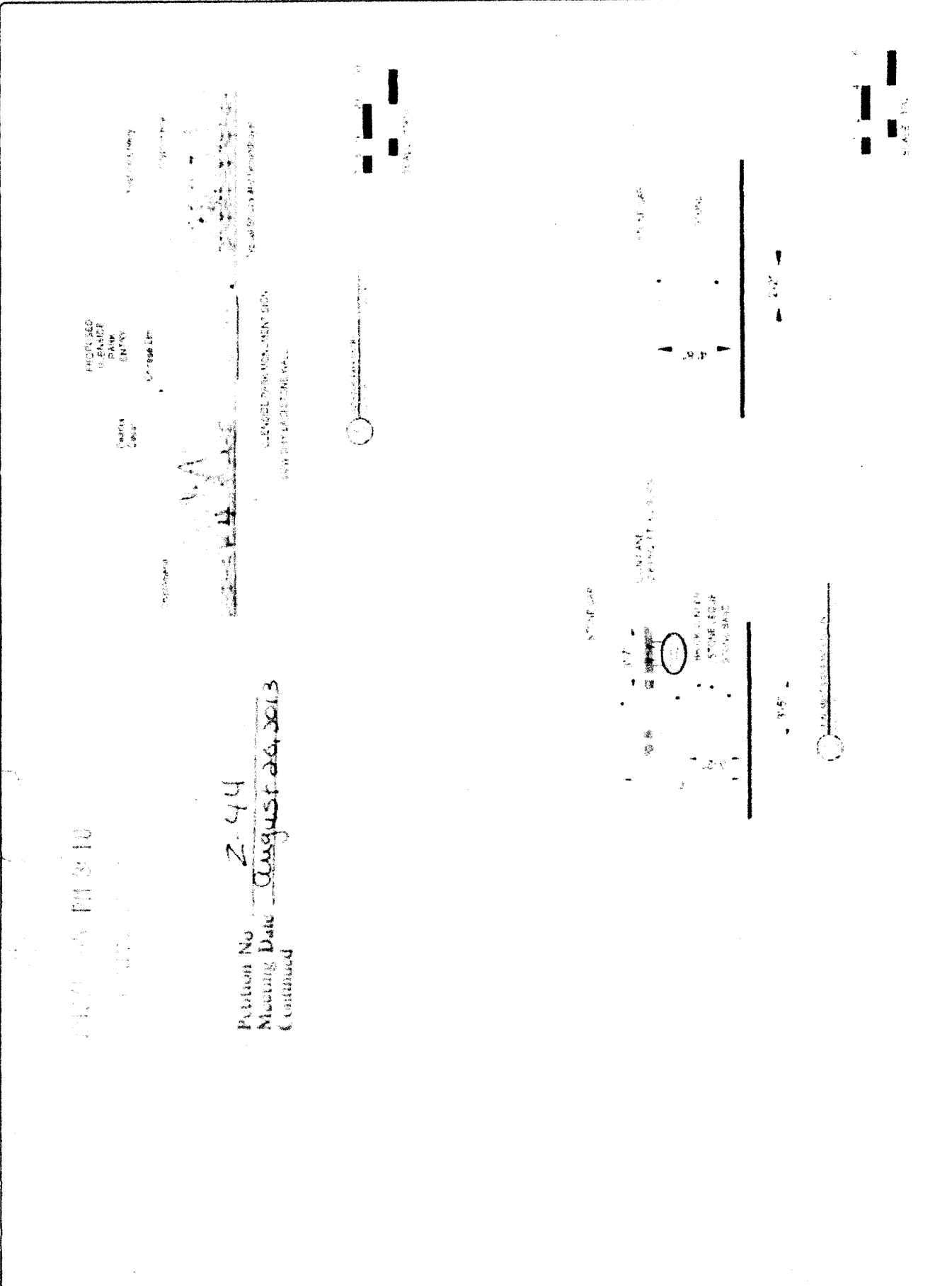
LAND
PREPARED BY: [illegible]
DATE: [illegible]
SCALE: [illegible]

NO. [illegible]
DATE [illegible]
BY [illegible]
FOR [illegible]

Rev. 2-44 / Aug. 2013

PLAN NO. PH 3-10

Plan No. 2-44  
Meeting Date August 26, 2013  
(Continued)



# GLENSIDE PARK CONCEPTUAL FRONTAGE / ENTRY

MAPLEVA, VA  
KRAFT AND ENTRY PARTNERS

LAND

SCALE 1/4" = 1'-0"

DATE: 08/26/13

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

DATE: 08/26/13	SCALE 1/4" = 1'-0"
DATE: 08/26/13	SCALE 1/4" = 1'-0"