

**FEBRUARY 16, 2016 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM 005**

**PURPOSE**

To consider a site plan and stipulation amendment for Brownstone Associates, Inc. regarding rezoning application Z-53 of 2014 (Brownstone Associates, Inc.), for property located on the northeast side of Steinhauer Road, east of Trickum Road, in Land Lot 123 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned in 2014 for a subdivision consisting of four homes. The project has gone through the plan review and some issues have become apparent with developing the property with four houses that plat out to Steinhauer Road. In order to alleviate those issues, the developer is proposing the four houses access off an interior private road. The required access and the required stormwater detention are accommodated in the proposed site plan. The proposed site plan is attached for your review. If approved, all previous zoning stipulations not in conflict would remain in effect.

**RECOMMENDATION**

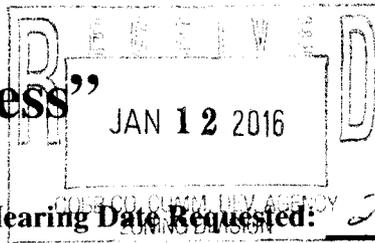
The Board of Commissioners conduct a Public Hearing and consider the stipulation and site plan amendments.

**ATTACHMENTS**

Other Business application, proposed site plan and current zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

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



OB-005-2016

BOC Hearing Date Requested: 2/16/2016

Applicant: Brownstone Associates, Inc. Phone #: 404 834 5447  
(applicant's name printed)

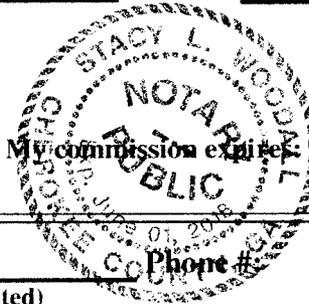
Address: 4343 Clairesbrook Lane Acworth GA 30101 E-Mail: forduppe@yahoo.com

Cale Langford Address: 4343 Clairesbrook Lane Acworth GA 30101  
(representative's name, printed)

 Phone #: 404 834 5447 E-Mail: forduppe@yahoo.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Stacy L Woodall  
Notary Public



June 1, 2018

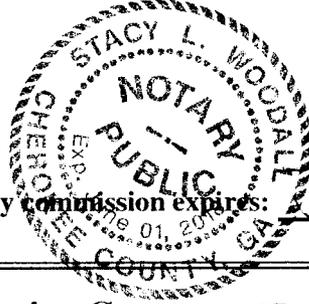
Titleholder(s): Cale Langford  
(property owner's name printed)

Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Stacy L Woodall  
Notary Public



June 1, 2018

Commission District: 3 Zoning Case: Z-53

Size of property in acres: 2 Original Date of Hearing: 8-19-2014

Location: 4648 Steinbaker Road Marietta, GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 123 District(s): 16

State specifically the need or reason(s) for Other Business: Site Plan Approval - See attached Letter (Exhibit A)

# CENTERLINE SURVEYING SYSTEMS, INC.

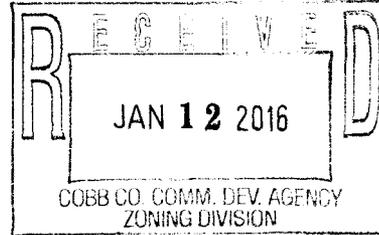
OB-005-2016  
Exhibit A

1301 Shiloh Road, Suite 1210  
Kennesaw, GA 30144  
(770) 424-0028 telephone (770) 424-2399 fax

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Jan. 12, 2016

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



Re: Application for Other Business  
Application No. Z-53  
Brownstone Associates, Inc.  
Cale Langford, owner

Dear Jason,

This site was previously rezoned in August of 2014. The original zoning layout showed four lots, each fronting on Steinhauer Rd. (original zoning layout attached). However, during the plan review process, several issues arose with developing the property as shown on that layout. Those issues included providing one access with a common drive in order to meet sight distance requirements, providing for a detention pond on a separate lot, providing an overflow pathway for the offsite drainage entering the site from the east and providing a fire accessible road. In order to better comply with those issues the attached revised layout is presented for approval.

Sincerely,

A handwritten signature in cursive script that reads "Matt Frey".

Matt Frey  
Project Manager

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 19, 2014  
PAGE 5**

**CONSENT AGENDA (CONT.)**

~~Z-52~~ **PERSONAL STORAGE, INC. (CONT.)**

- ~~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-53 **BROWNSTONE ASSOCIATES, INC.** (Cale Langford, owner) requesting Rezoning from R-20 to R-15 for the purpose of Single-Family Residential in Land Lot 123 of the 16th District. Located on the northeast side of Steinhauer Road, east of Trickum Road (4648 Steinhauer Road).

To approve rezoning to the R-15 zoning district , subject to:

- Houses to be a minimum of 2,000 square feet of heated and cooled living space
- Houses to be comprised of brick, stacked stone, and hardiplank
- 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-54~~ **CLAUDIA RIVERO** (Furnando Funes, owner) requesting Rezoning from LI and GC to CRC for the purpose of Auto Repair in Land Lot 279 of the 17th District. Located on the southwest corner of South Cobb Drive and Cranfill Road, and on the east side of Oak Street (A.K.A. Oak Avenue) (1750 South Cobb Drive and 222 Cranfill Road).

To approve rezoning to the CRC zoning district , subject to:

- All staff comments and recommendations, *not otherwise in conflict*
- Building to be substantially similar to the picture presented at the hearing depicting the blue and tan building including brick accents, with District Commissioner approving final architecture (attached and made a part of these minutes)

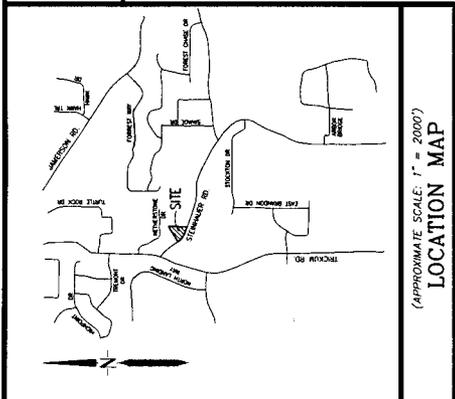


Centerline Surveying Systems, Inc.  
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0028 FAX: (770) 424-2398

CALE LANGFORD  
 CONCEPTUAL REZONING PLAN FOR  
 LAND LOT 123, 16TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA

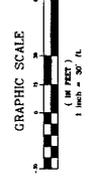
NO.	DATE	REVISION DESCRIPTION	BY

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 5-10-14  
 SCALE: 1" = 30'  
 PROJECT NO.: \_\_\_\_\_  
 SHEET NO.: 1

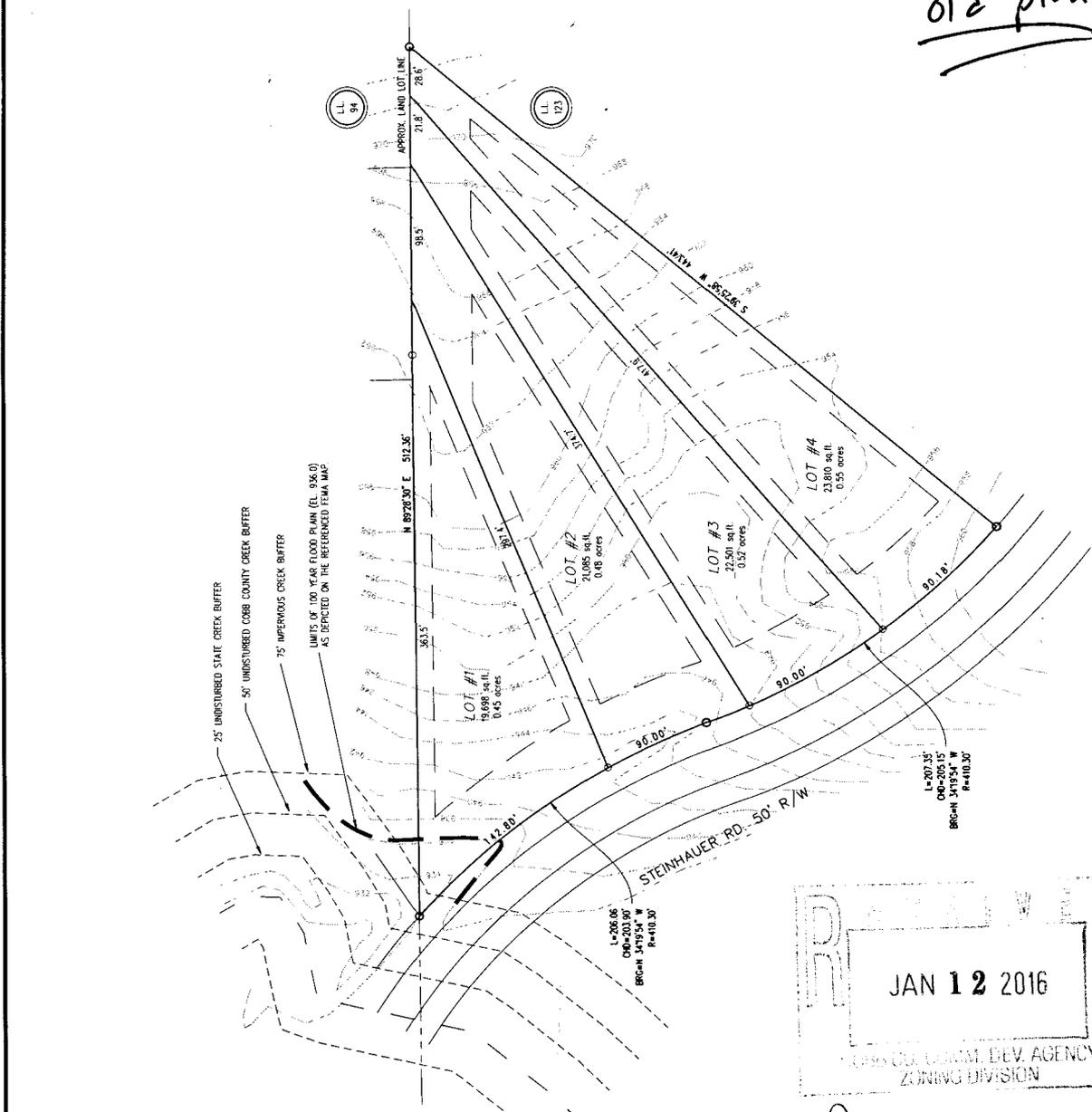


(APPROXIMATE SCALE: 1" = 2000')  
**LOCATION MAP**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN  
 A FEMA 100 YEAR FLOOD ZONE, ACCORDING TO  
 COBB COUNTY FLOOD MAP, MAP NO. 150052, COMMUNITY  
 NO. 130052, MAP DATED: DEC. 16, 2008.

**CAUTION**  
 THE LINES SHOWN ARE SHOWN FOR THE CONTRACTOR'S  
 INFORMATION ONLY. THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL  
 INFORMATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 PERMITS AND FOR OBTAINING ALL NECESSARY  
 INFORMATION FROM THE LOCAL AGENCIES.  
 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE  
 ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN.  
 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE  
 ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN.



*OB-005-2005  
 old plan*



JAN 12 2016  
 COBB COUNTY PLANNING & DEV. AGENCY  
 ZONING DIVISION

*Previous Plan*

**SITE ADDRESS:**  
 4648 STEINHAUER RD. NE  
 MARIETTA, GA 30066

**APPLICANT/DEVELOPER:**  
 BROWNSYNE ASSOCIATES, INC.  
 4030 CLARESBOROUGH LANE  
 ACWORTH, GEORGIA 30101

**24 HOUR CONTACT:**  
 CALE LANGFORD  
 404-639-5947

**SITE USES:**  
 UNDISTURBED STATE CREEK BUFFER  
 50' UNDISTURBED COBB COUNTY CREEK BUFFER  
 75' IMPERVIOUS CREEK BUFFER  
 LIMITS OF 100 YEAR FLOOD PLAIN (E.L. 936.0)  
 AS DEPICTED ON THE REFERENCED FEMA MAP

**PROPOSED ZONING:** R-15  
**CURRENT ZONING:** R-30  
**TOTAL LOTS:** 179 LOTS  
**LOT DENSITY:** 2.0 LOT PER ACRE  
**MINIMUM LOT SIZE:** 15,000 SF  
**MIN. LOT WIDTH:** 75'

**ENGINE SEALS ARE SHOWN:**  
 PRINT - 3'  
 SIGN - 3'  
 MAJOR BOX - 25'

