

**AUGUST 16, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM 043

PURPOSE

To consider amending the site plan and zoning stipulations for Addanki and Lakshmi Hanumantha regarding rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the north side of Thayer Drive, west of Lost Mountain Road in Land Lots 429 and 430 of the 19th District (4210 Thayer Drive).

BACKGROUND

The subject property was rezoned to R-20 OSC in 2004 for an open space subdivision. The subdivision was begun in 2005 and sat mainly unfinished throughout the recession. Since the end of the recession, the houses have been built and sold. This Other Business request is being brought forward by one resident who has a backyard that contains a 30’ maintained natural buffer in the area of lot 6. The resident would like the Board of Commissioners to consider amending this buffer to a 10 foot landscape buffer. The applicant would like to be able to remove some small undesirable shrubs and perform some maintenance within the buffer area; no mature trees will be removed. Past other business items allowed residents to reduce the buffer in a similar fashion. The applicant is amenable to the same stipulations from Other Business # 22 (heard May 17, 2016). If the buffer area is amended, all other zoning stipulations not in conflict with this amendment would remain in effect.

STAFF COMMENTS

Stormwater Management: Subject to previously approved lot grading plan.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business"

08-043-2016

Cobb County, Georgia

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

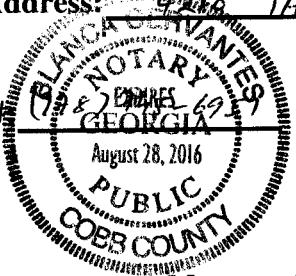
BOC Hearing Date Requested: 8/18/2016

Applicant: HANUMANTHA R. ADDANKI
LAKSHMI S. ADDANKI Phone #: (978) 745-6951
(applicant's name printed)

Address: 4210 THAYER DR., POWDER SPRINGS, GA 30127 E-Mail: RHADDANKI@HOTMAIL.COM

HANUMANTHA R. ADDANKI Address: 4210 THAYER DR., POWDER SPRINGS, GA 30127
(representative's name, printed)

[Signature] Phone # _____ E-Mail: RHADDANKI@HOTMAIL.COM
(representative's signature)

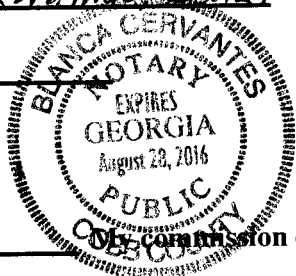


Signed, sealed and delivered in presence of:
Blanca Cervantes My commission expires: 08282016
Notary Public

Titleholder(s): HANUMANTHA R. ADDANKI Phone #: (978) 745-6951
LAKSHMI S. ADDANKI
(property owner's name printed)

Address: 4210 THAYER DR., POWDER SPRINGS, GA 30127 E-Mail: RHADDANKI@HOTMAIL.COM

[Signature] Akshamathi
(Property owner's signature)



Signed, sealed and delivered in presence of:
Blanca Cervantes My commission expires: 08282016
Notary Public

Commission District: 1 Zoning Case: Z-59 (2004)

Size of property in acres: .35 Original Date of Hearing: 5-18-2004

Location: 4210 THAYER DR.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 6430 District(s): 19

State specifically the need or reason(s) for Other Business: REQUESTING THE 30-FT.
UNDISTURBED BUFFER IN THE REAR OF MY HOME 4210 THAYER DR.
LOT # 6 TO BE REDUCED TO A 10 FOOT BUFFER FOR DB 30
08/18/15

2015-002087

Site Plan Review Section

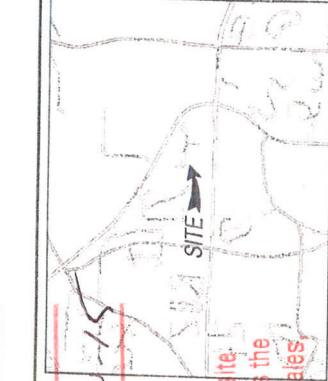
COBB COUNTY COMMUNITY DEVELOPMENT DEPT.

APPROVED FOR: *NEW SFR*

1984 LOST MOUNTAIN RD
N/F BROWNFORD CHRISTIAN C. JR & LINDA M. B. DATE: *3-30-15*

Stormwater Management Standard
Cobb County Water Control
Approved signifiers generate plan information to be
Cobb County Code. Design, construction and drainage
remain solely responsible for changes and for approving
any and all entries, provisions and code requirements for any
Cobb County.

Chad Lerner 3/12/15
**AN ELEVATION CERTIFICATE
IS REQUIRED PRIOR TO
FRAMING INSPECTION**



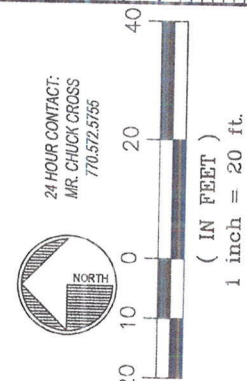
VICINITY MAP

19043000140
4210 THAYER DR
POMDER SPRINGS, GA 30127

PARCEL NUMBER:
ADDRESS:

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 58-58(2) MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FRAMING INSPECTION.
100-YEAR PONDING ELEVATION=996.03
LOWEST FLOOR ELEVATION= 999.03

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PINES). AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED BY THE BUILDER WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

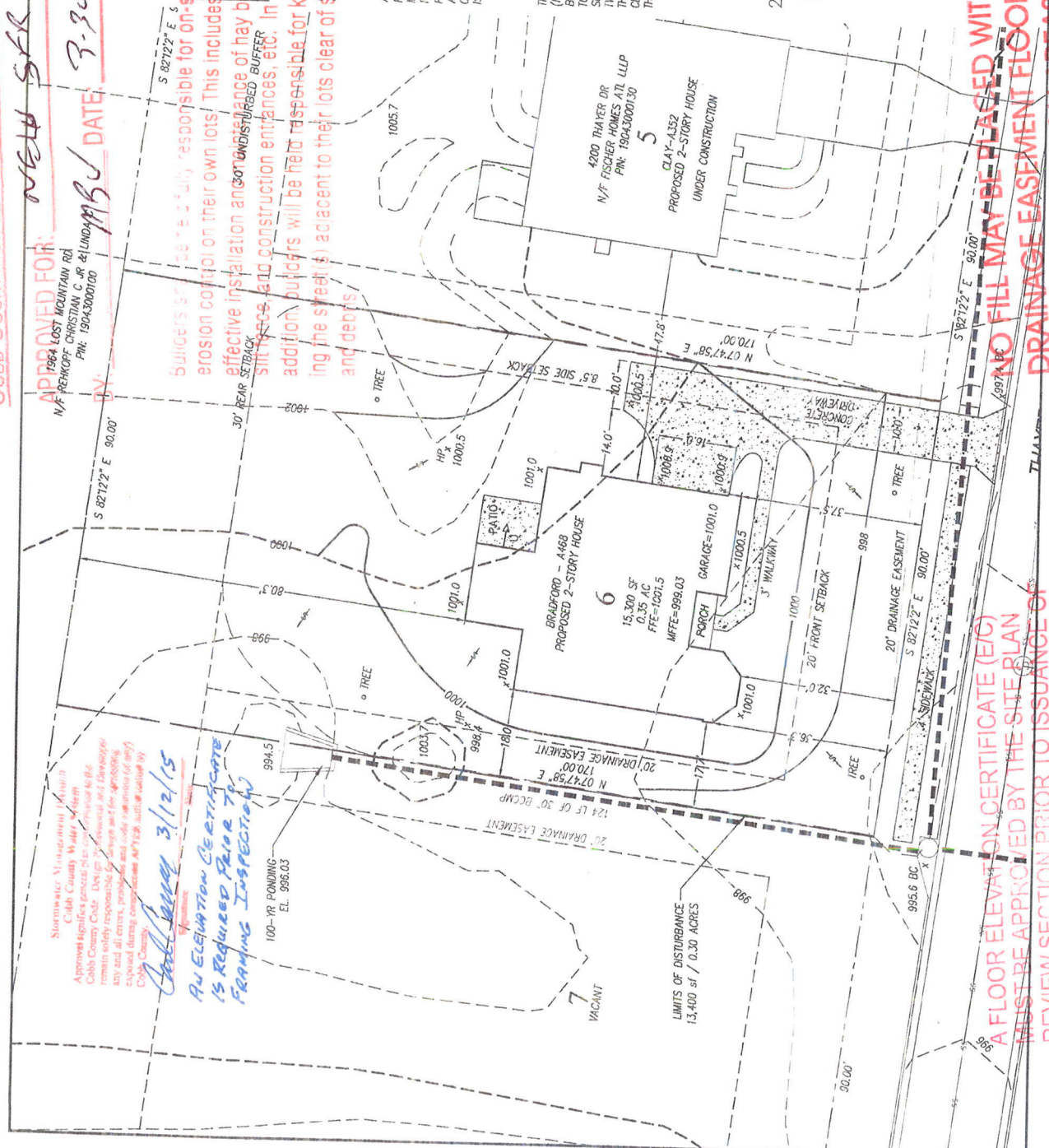


24 HOUR CONTACT:
MR. CHUCK CROSS
770.572.5765



C.100

ENGINEERED SITE PLAN



NO FILL MAY BE PLACED WITHIN ANY DRAINAGE EASEMENT FLOOD PLAN AND / OR DETENTION AREAS. WEST FLOOR ELEVATION MUST BE THREE FEET ABOVE THE 100 YEAR FLOOD ELEVATION

A FLOOR ELEVATION CERTIFICATE (E/C) MUST BE APPROVED BY THE SITE PLAN REVIEW SECTION PRIOR TO ISSUANCE OF FRAMING/BUILDING PERMIT. A SECOND E/C MAY BE REQUIRED PRIOR TO ISSUANCE OF THE C/O

RIDGE PLANNING AND ENGINEERING
1290 KENNEDY CIRCLE - BLDG D - SUITE 100
MARIETTA, GA 30066
OFFICE: 770-938-9000

LOST MOUNTAIN TRAILS
LOT 6
LAND LOT 429 AND 430
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

FISCHER HOMES
2875 PETERS BLVD
SUITE 800
ATLANTA, GA 30338
770.887.2670

CSWCC CERT. # 36629
EXPIRES: 07.20.2015

REVISIONS

ORIGINAL DATE OF APPLICATION: 05-18-04APPLICANTS NAME: SIR PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 05-18-04 ZONING HEARING:

SIR PROPERTIES, INC. (Brenda and Amanda Howard, owners) for Rezoning from **R-30** to **R-20 OSC** for the purpose of a Subdivision in Land Lots 429 and 430 of the 19th District. Located on the west side of Lost Mountain Road, north of Macland Road.

The public hearing was opened and Mr. Garvis Sams, Jr., and Mr. Patrick Hilton addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** rezoning to the **R-20 OSC** zoning district **subject to:**

- revised site plan received by the Zoning Division May 6, 2004 with District Commissioner to approve minor modifications to site layout (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. Garvis Sams, Jr., dated April 14, 2004 *with the following change:* (copy attached and made a part of these minutes)
 - **Paragraph 6:** Subject to recommendations from the Stormwater Management Division with respect to the ultimate location, configuration and methodology of on-side detention and water quality ponds *with the District Commissioner to approve final site plan following Plan Review.*
- letter of agreeable stipulation from Mr. Garvis Sams, Jr., dated May 6, 2004 (copy attached and made a part of these minutes)
- pre- and post-development hydrology study on nearby lake(s) in compliance with Cobb County Code
- tree save plan to be approved by the County Arborist
- maintained natural perimeter buffers to be enhanced with living trees, bushes and other plantings ecologically compatible to the area (not to be clear cut or mowed) and to be maintained by the owner, and approved by the County Arborist who shall have final authority as to plantings; only dead, dying, diseased, or invasive vines or plants (i.e. kudzu, poison ivy, etc.) may be removed from buffer; no storage or structures, including swing sets, signs, tree houses, trailers, storage buildings and/or other non-growing items to be placed in the buffer, invisible fencing (i.e. electronic underground fence for containment of animals) is acceptable
- Planning Staff analysis
- Historic Preservation comments and recommendations

Z-59 Continued on next page

ORIGINAL DATE OF APPLICATION: 05-18-04

APPLICANTS NAME: SIR PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 05-18-04 ZONING HEARING (Continued):

- Water and Sewer Division comments and recommendations (copy attached and made a part of these minutes)
- Stormwater Management Division comments and recommendations, *to include memo from Mr. Henry Mingledorff dated May 13, 2004* (copy attached and made a part of these minutes)
- 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

VOTE: **ADOPTED** unanimously

Min. Bk. & Revision Plan
 Doc. Type Site Plan
 Meeting Date May 18, 2004

LAST MOUNTAIN ESTATES
 1000 COUNTY, GEORGIA
 LAND LOTS #19 & #20
 DISTRICT: D111
 300 MAIN STREET - SUITE 101
 WOODBRIDGE GEORGIA 30090
 PHONE (770) 484-0800
Engineering, Inc.

OVERSEER/DEVELOPER:
 MR. PHILIPPA WALKER
 1000 COUNTY ROAD 100
 WOODBRIDGE, GA 30090
 770-484-0800

SCALE:
 1" = 40'

NORTH:

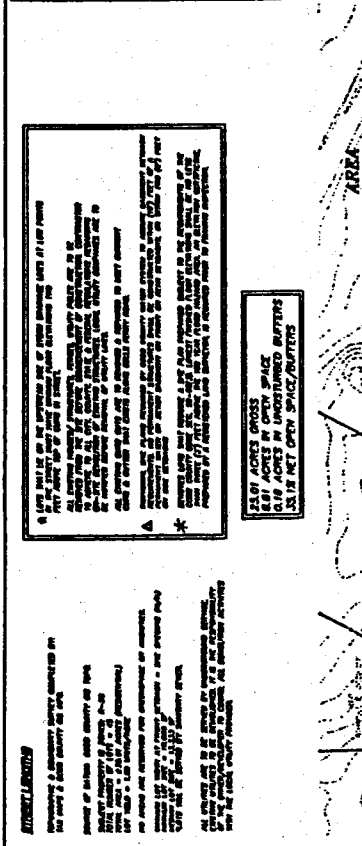
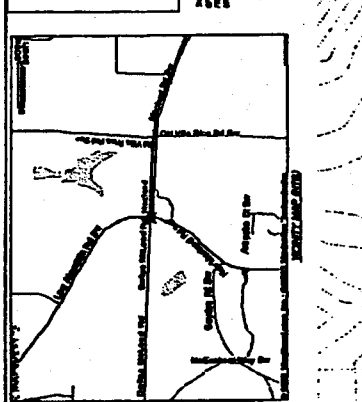
ADJACENT:
 TO THE NORTH: 1000 COUNTY ROAD 100
 TO THE SOUTH: 1000 COUNTY ROAD 100
 TO THE EAST: 1000 COUNTY ROAD 100
 TO THE WEST: 1000 COUNTY ROAD 100

AREAS:
 1. 25.01 ACRES GROSS
 2. 0.19 ACRES IN UNDESIGNED BUFFERS
 3. 24.82 NET OPEN SPACE/BUFFERS

R-20 (OSC) ZONING
±25.01 ACRES

TYPICAL LOT LAYOUT
 N.T.S.

GENERAL NOTES:
 1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
 3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAS FOUND NO ADVERSE EFFECTS ON THE ENVIRONMENT.
 4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE R-20 (OSC) ZONING ORDINANCE.
 5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED DEVELOPMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE R-20 (OSC) ZONING ORDINANCE.



LEGEND

GENERAL NOTES

REVISIONS

APPENDIX

PLANNING

PERMITS

CONTRACT

AS-BUILT

FINAL

DATE

BY

REVISIONS

NO. DATE DESCRIPTION

1 05/18/04

2 05/18/04

3 05/18/04

4 05/18/04

5 05/18/04

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Min. Bk. 27 Petition No. Z-59
Doc. Type Letter of
Agreement, Stipulations
Meeting Date May 18, 2004

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

PAGE 6 OF

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
RICHARD A. HARRAH
MICHAEL P. PRYOR

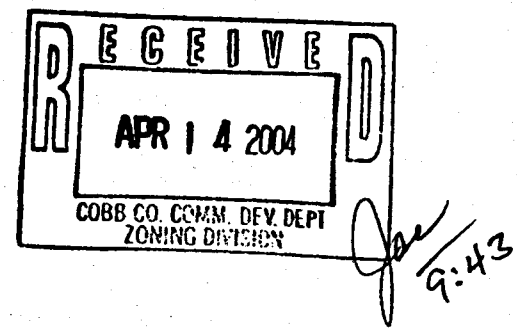
OF COUNSEL
DAVID P. HARTIN

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TELEPHONE
770.426.6583
FACSIMILE
SAMSLARKIN@AOL.COM
E-MAIL

April 14, 2004

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



Re: Application of SIR Properties, Inc. to Rezone a 26 Acre Tract
from R-30 to R-20 (OSC) (No. Z-59)

Dear John:

As you know, this firm has been engaged by and represented the applicant and property owners concerning the above-captioned application for rezoning. In that regard, the application is scheduled to be heard and considered by the Cobb County Planning Commission on May 4, 2004 and, thereafter, is scheduled for consideration and final action by the Cobb County Board of Commissioners on May 18, 2004.

With respect to the foregoing and in keeping with the dialogue established with the County's professional staff and area residents, this letter will serve as my clients' expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning, as amended and modified, and binding upon the subject property thereafter:

1. The rezoning of the subject property to the R-20 (OSC) classification shall be specific to that certain site plan, prepared by BH&D Engineering and submitted on March 30, 2004, subject to minor modifications by the District Commissioner.
2. A maximum number of 45 homes at a maximum density of 1.73 units per acre.¹

¹ The subject property is located within an area denominated Very Low Density (VLD) under the Future Land Use Map which contemplates residential densities from 0 – 2 units per acre. However, said property is contiguous and to the north and west of property zoned and developed as a shopping center under the NRC classification (No. Z-102 [1998]).

VIA HAND DELIVERY

PAGE 7 OF

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 2
April 14, 2004

3. Minimum square footage of the homes shall be 2,200 square feet and shall range up to 2,800 square feet.²
4. Each home shall have, at a minimum, an attached two-car garage.
5. Architectural style of the homes shall be two-story traditional and shall have front elevations consisting of a mixture of brick, stone, stucco and hardy plank.
6. Subject to recommendations from the Stormwater Management Division with respect to the ultimate location, configuration and methodology of on-site detention and water quality ponds.
7. Open space/undisturbed buffers consisting of 12.99 acres which is 50% of the total acreage.³
8. The submission of a landscape plan during the Plan Review process which shall be subject to staff review and approval and which shall include the following:
 - a. Sodded front and side yards.
 - b. The installation of underground utilities.
 - c. Decorative lighting throughout the residential community which shall be themed to the architectural style.
 - d. Ground based, monument style entranceway signage which shall be landscaped and irrigated.
9. The establishment of a mandatory homeowners association which shall include architectural control oversights and the submission of Declaration of Covenants, Conditions and Restrictions.

² Anticipated price points are expected to range from the high \$200's to the mid-\$300's.

³ The open space provided at 50% of the total site area more than doubles green space initiatives advanced by the Atlanta Regional Commission.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 3
April 14, 2004

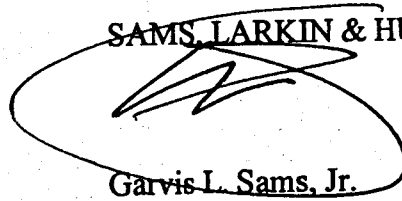
10. Subject to the following recommendations of the Cobb County Department of Transportation with respect to traffic/transportational issues:
- a. The voluntary donation and conveyance of sufficient right-of-way along Lost Mountain Road (arterial) so that the County can achieve 50' from the centerline of said right-of-way.
 - b. Construction of acceleration/deceleration lanes which, as Lost Mountain Road is ultimately widened, will become "through lanes".
 - c. The installation of curb, gutter and sidewalk along the Lost Mountain Road frontage.
 - d. The construction of a left turn lane within Lost Mountain Road.
 - e. Approval from the Georgia Department of Transportation with respect to encroachments into Lost Mountain road which is controlled by GDOT.

The subject property is located in an area in which the Comprehensive Land Use Plan and Future Land Use Map have designated as Very Low Density residential (VLD) which contemplates a range in residential densities from 0 – 2 units per acre. SIR's proposal, with a total number of 45 homes at a maximum density of 1.73 homes per acre is well within that contemplated range of densities and is otherwise appropriate from a land use planning perspective, particularly when considered in the context of the foregoing stipulations/conditions and in relation to contiguous commercial development.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the formulation of your staff analysis and recommendations to the Planning Commission and Board of Commissioners.

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

GLS,Jr./jbmc

cc: Shown on next page.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 4
April 14, 2004

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery
Members, Cobb County Planning Commission
Mr. Robert L. Hosack, Jr., AICP, Director - VIA Hand Delivery
Mr. Joseph J. Pressley – VIA Hand Delivery
Mr. David A. Jackson, P.E. – VIA Hand Delivery
Mr. G. Henry Mingledorff – VIA Hand Delivery
Ms. Gail K. Huff, Assistant County Clerk - VIA Hand Delivery
Ms. Sandra Richardson, Deputy County Clerk – VIA Hand Delivery
Mr. Michael Perla, President, PLAN
Mr. Mark F. Stewart

Min. Bk. 27 Petition No. Z-59
Doc. Type Letter of
Appeal Substantive
Meeting Date May 18, 2004

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

PAGE 10 OF

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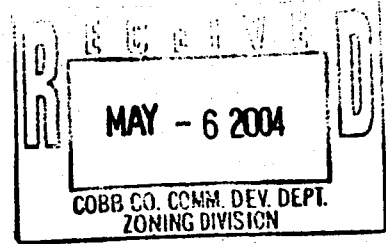
OF COUNSEL
DAVID P. HARTIN

770.422.7016
TELEPHONE
770.426.6583
FACSIMILE
SAMSLARKIN@AOL.COM
E-MAIL

May 6, 2004

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
191 Lawrence Street, Suite 300
Marietta, Georgia 30060-1661



Re: Application of SIR Properties, Inc. to Rezone a 26 Acre Tract
from R-30 to R-20 (OSC) (No. Z-59)

Dear John:

As you know, this firm represents the Applicant and Property Owner concerning the above-captioned Application for Rezoning. In that regard, the Application received a unanimous recommendation for approval from the Cobb County Planning Commission on May 4, 2004 and is scheduled for final action by the Cobb County Board of Commissioners on May 18, 2004.

With respect to the foregoing and in accordance with the Planning Commission's recommendation for approval, enclosed please find the requisite number of copies of a revised site plan. Please note that the site plan shows the location and positioning of the existing cellular tower and the resultant change in the acreage from 26 acres to 25.01 acres. Additionally, the revised site plan shows a reconfiguration of the lots in accordance with recommendations from staff, including comments from Mr. Joe Pressley and Mr. Henry Mingledorff. The number of homes remains the same at forty-five (45); however, because of the extraction of the acreage upon which the cellular tower is situated, the density changes from 1.73 units per acre to 1.80 units per acre with 35.1% open space.

Please do not hesitate to call should you or the staff require any further information or documentation concerning these latest developments.

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.

GLS,Jr./dsj
Enclosures

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
May 6, 2004
Page 2

cc: Members, Cobb County Board of Commissioners (via hand delivery w/enc.)
Members, Cobb County Planning Commission (w/enc.)
Mr. Robert L. Hosack, Jr., AICP, Director (via hand delivery w/enc.)
Mr. Joseph J. Pressley (via hand delivery w/enc.)
Mr. David A. Jackson, P.E. (via hand delivery w/enc.)
Mr. G. Henry Mingledorff (via hand delivery w/enc.)
Ms. Gail K. Huff, Assistant County Clerk (via hand delivery w/enc.)
Ms. Sandra Richardson, Deputy County Clerk (via hand delivery w/enc.)
Mr. Michael Perla, President, PLAN (w/enc.)
Mr. Mark F. Stewart (w/enc.)

APPLICANT SIR Properties, Inc

PETITION NO. Z-059 PAGE 12 OF

PRESENT ZONING R-30

PETITION FOR R-20 OSC

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

Available at Development? Yes No
Fire Flow Test Required? Yes No

Min. Bk. 2.7 Petition No. Z-59
Doc. Type Water & Sewer
Division Comments & Recs
Meeting Date May 18, 2004

Size / Location of Existing Water Main(s): 6" DI / E side Lost Mountain Rd

Additional Comments: 8" DI / S side Macland Rd. Dual feed requirement

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:

In Drainage Basin? Yes No
At Development? Yes No

Approximate Distance to Nearest Sewer: 250' S at Macland Rd

Estimated Waste Generation (in G.P.D.): A D F 18,000 Peak 45,000

Treatment Plant: S Cobb

Plant Capacity Available? Yes No
Line Capacity Available? Yes No
Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
Dry Sewers Required? Yes No
Off-site Easements Required? Yes* No
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

* 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

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 off site easements, dedication of on and/or off site 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.

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

***** Petition No. Z-59 Meeting Date May 18, 2024 Continued

DRAINAGE COMMENTS

Revision 4-16-04 Revision 3-31-04

FLOOD HAZARD: [X] YES [] NO [] POSSIBLY, NOT VERIFIED Wildhorse Creek of Undefined: stream southwest corner and ravines DRAINAGE BASIN: Sweetwater Creek System FLOOD HAZARD INFO: carrying offsite runoff [] FEMA Designated 100 year Floodplain Flood. [X] Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD. [X] 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 [X] POSSIBLY, NOT VERIFIED

Location: within Flood Hazard

[X] The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: [] YES [X] 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

- [X] Potential or Known drainage problems exist for developments downstream from this site. [X] Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system. [X] Minimize runoff into public roads. [X] Minimize the effect of concentrated stormwater discharges onto adjacent properties. [X] Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally [X] Existing Lake Downstream (x3). Additional BMP's for erosion sediment controls will be required. [X] Lake Study needed to document sediment levels. [] Stormwater discharges through an established residential neighborhood downstream. [X] Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream storm drainage system: road culverts and lakes / dams..

PRESENT ZONING: R-30

PETITION FOR: R-20 OSC

Petition No. Z-59
Meeting Date May 18, 2004
Continued

DRAINAGE COMMENTS CONTINUED

Revision 4-16-04
Revision 3-31-04

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 Western sections in bypass must be addressed at Plan Review.
- 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/SUGGESTIONS

- 1) Tract is rolling hill and valley terrain. Ground slopes vary from below 10% to near 20%. Several acres of runoff flows via natural ravine concentration through designated Lot 9. A major detention pond from shopping center at southeast flows through designated Lot 34. Sixteen (16) designated lots at extreme west of development will bypass detention via natural ravines directly to lakes offsite. Designated detention does not take advantage of natural ravine but requires pond excavation into steep hillside.
- 2) Tract is heavily wooded in west and along south property line and within south extension. North of woods are semi-open fields bearing evidence of significant farm terracing. Both wooded areas and farm terracing have mitigated concentrated runoff thereby protecting downstream areas from heavy runoff and preserving water quality.
- 3) Layout does not flow with terrain. Lots are designated on steep slopes and in well-defined ravines while leaving relatively flat and open (un-wooded) terrain as open space. Concept of open space design (to utilize open / flatter areas for development while reserving wooded areas and ravines as open space) is not utilized here. Conformance with that concept would improve the quality of the project and lessen impact on downstream properties. Suggest lots 31-36 could be exchanged with southeast open space and lots 20-23 exchanged with open space in northwest corner. This would allow use of natural ravines without excavation for stormwater control and Water Quality-Best Management Practice. This would also eliminate discharge of residential lots through Kroger detention facility.

- 4) Due to wooded nature of tract and farm terracing currently mitigating flow from a majority of storm events the final hydrology / stormwater controls for this project must be more conservative than normal in reducing flow. Recommend detention discharges be limited to no more than 65% of the reasonable pre-development flow without a comprehensive downstream analysis to include the lakes downstream.
- 5) This project is intensive considering the terrain on which it will be constructed. Without constraints, grading can be expected to be massive. Suggest lots not be leveled by grading but houses be constructed into existing terrain with minimal grading. To the maximum extent possible, mass grading should be confined to the roadways. The more grading permitted the greater the risk of sediment / pollution loss into the downstream lakes.

Revised Plan 3-30-04 to Zoning

Revisions appear to be addition of undisturbed buffer 30-40 feet wide around outer perimeter adjacent to residential property and addition of note defining statistics of open space. Note is taken of said undisturbed buffer being superimposed upon residential building lots. With each owner endeavoring to create that unique landscaping on the lot the chance of the undisturbed buffer character remaining is slim. Suggest all building lots be removed from the buffer and placed totally in the community open space.

All other Stormwater Management comments / recommendations remain in effect.

Revision dated 4-14-04 in form of Letter of Agreeable Stipulations offered by Applicant over hand of Garvis L. Sams, Jr., Esq.

This writing appears to ignore concerns of Stormwater Management relative to amount of grading required (and the pollution potential there from) plus, the layout not flowing with terrain (lots being placed on wooded steep slopes while vast expanses of cleared flatter land is left open) plus, special needs to protect downstream lakes, plus, inadequate detention proposed. The objective of Open Space Community is to allow for more concentrated development on the more useable areas of the site, and leave the less useable areas unused-open space. The proposed plan does not accomplish that goal. As "Open Space Community" was created to protect critical areas and any approval will be "to a plan" we submit this plan as not ready for approval.

To reiterate, Lots 30-36 need to be moved from the much steeper wooded slopes behind the shopping center detention facility and loading docks to the flatter open area in southeast corner. Lots 20-23 need to be moved from the steeper wooded slopes to the flatter open area in the northwest corner. Site detention can be easily fitted into the established ravines without major change if the lots are so relocated. In this way grading requirements can be reduced and sediment / pollution loss potential can be diminished and the downstream lakes can be better protected.

COBB COUNTY WATER SYSTEM

PAGE 16 OF

Operations Facility
680 South Cobb Drive
Marietta, Georgia 30060-3111

Min. Blk. 27 Petition No. Z-59
Doc. Type Memorandum
Henry Mingledorff
Meeting Date May 18, 2004

Robert L. Brice
DIRECTOR

DIVISIONS:
Business Services
Customer Services
Engineering & Records
Solid Waste
Stormwater Management
System Maintenance
Water Protection

DATE: May 13, 2004

MEMO TO: Mark Danneman, Manager
Zoning Division, Community Development

SUBJECT: Z-59 May 2004
SIR Properties, Inc.
Lost Mountain Road
LL 429, 430 / 19th

COBB COUNTY CLERK'S OFFICE

2004 MAY 13 PM 2:41

COBB COUNTY GEORGIA
FILED IN OFFICE

Revised Plan dated May 6, 2004 transmitted to Mr. John Pederson of Zoning by letter of same date, over hand of Garvis L. Sams, Jr., Esq.

This revised plan does redistribute lots utilizing more of the flatter terrain per previous Stormwater Management requests but:

- (1) Still does not provide stormwater controls for the western section which naturally flows away from the proposed detention;
- (2) Several lots remain on very steep slopes;
- (3) The natural ravine of Lots 10, 11 is not utilized for detention, which has been sited on an elevated hillside requiring massive grading.

Recommend:

- (4) Latitude be granted to Stormwater Management staff, to work with plan and developer, to insure adequate Stormwater / Water Quality protection for downstream Lakes.
- (5) For any lot with greater than 15% natural grade in building area and for any lot intended to be mass graded to a level (+/-) plateau, request an individual site plan be submitted to Stormwater Management for review.
- (6) Detention be relocated to take full advantage of the natural ravine in the southern panhandle to minimize grading and the pollution potential higher level grading will generate.
- (7) Negotiations be entered into with cell tower easement owner to make certain adjustments that would allow Lots 9-11 to be located between Lot 8 and Lot 12 on the main road. This would reduce the road work and lot grading amount and thereby reduce pollution potential of downstream lakes.

Stormwater Management still has concerns about the ability to accurately predict a specific number of lots given the steep terrain and future lot grading which is unknown at this time. Fifteen (15) lots and 3 cul-de-sacs in the west still drain away from detention as shown. This area must be adjusted by addition of detention / Water Quality-Best Management Practice or mass graded to redirect runoff and thereby increase the pollution potential. A significant area of offsite drainage is naturally concentrated into Lot 38, which will require very special design at Plan Review. The 30-foot undisturbed buffer

lying on Lot 34-45 will be difficult at best to enforce in the face of each property owner working to use all of each lot to create that uniquely landscaped yard desired.

Due to terrain and other limitations of this site request staff negotiating latitude to adjust plan (which may affect lot yield) at Plan Review with confirmation by District Commissioner.

Sincerely,
COBB COUNTY STORMWATER MANAGEMENT



G.H. Mingleдорф III, P. E., RLS
Senior Engineer, Stormwater Management
GHM/fd

- Cc: Commissioner Sam Olens, Chairman
Commissioner Helen Goreham
Commissioner Joe L. Thompson
Commissioner Tim Lee
Commissioner G Woody Thompson
Garvis L. Sams, Jr., Esq.
Carol Granger, County Clerk
John Pederson, Zoning
Bill Higgins, Stormwater Management

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2/21/12

Applicant: Vernard Robbins Phone #: 404-771-2145
(applicant's name printed)

Address: 4190 Thayer Dr. Powder Springs, 30127 E-Mail: VernardAT1@hotmail.com

same as above Address: same as above
(representative's name, printed)

[Signature] Phone #: 404-771-2145 E-Mail: VernardAT1@hotmail.com
(representative's signature)

Signed, sealed and delivered in presence of: Marcia D. Goodwill
Notary Public, Cobb County, Georgia
My Commission Expires October 9, 2014
My commission expires: 10/9/2014
Notary Public

Titleholder(s): Vernard Robbins Phone #: 404-771-2145
(property owner's name printed)

Address: 4190 Thayer Dr. Powder Springs, 30127 E-Mail: VernardAT1@hotmail.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of: Marcia D. Goodwill
Notary Public, Cobb County, Georgia
My Commission Expires October 9, 2014
My commission expires: 10/9/2014
Notary Public

Commission District: 1 Zoning Case: Z-59 of 2004

Date of Zoning Decision: 5-18-04 Original Date of Hearing: 5-18-04

Location: Lost Mountain Trail subdivision on Lost Mt. Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 429, 430 District(s): 19

State specifically the need or reason(s) for Other Business: Building a fence perpendicular to the buffer zone. The zoning stipulations allow underground invisible fencing. Would like to amend the stipulations to allow other types of fencing in the buffer area.

(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 05-18-04APPLICANTS NAME: SIR PROPERTIES, INC.

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**

BOC DECISION OF 02-21-12 ZONING HEARING:

**OTHER BUSINESS ITEM #5 – TO CONSIDER A STIPULATION AMENDMENT TO
ALLOW FENCING IN THE NATURAL PERIMETER BUFFERS BROUGHT
FORWARD BY MR. VERNARD ROBBINS (LOST MOUNTAIN TRAILS
SUBDIVISION) REGARDING REZONING APPLICATION Z-59 OF 2004**

To consider a stipulation amendment to allow fencing in the natural perimeter buffers brought forward by Mr. Vernard Robbins (Lost Mountain Trails Subdivision) regarding rezoning application Z-59 of 2004, for property located on the west side of Lost Mountain Road, north of Macland Road, and on the north side of Thayer Drive in Land Lots 429 and 430 of the 19th District.

Mr. John Pederson, Zoning Division Manager, provided information regarding a stipulation amendment. The public hearing was opened and Mr. Vernard Robbins and Mr. Michael Benten addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Lee, to **approve** Other Business Item No. 5 for stipulation amendment regarding rezoning application Z-59 of 2004, for property located on the west side of Lost Mountain Road, north of Macland Road, and on the north side of Thayer Drive in Land Lots 429 and 430 of the 19th District, **subject to:**

- **no permitting of any fences in the buffer areas of the subdivision, until letter from Homeowner's Association is received giving permission for the fencing**
- **all previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED 4-0**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 18, 2015
PAGE 8**

REGULAR AGENDA (CONT.)

Z-78 **FRANK WARD** (Franklin B. Ward and Brenda K. Ward, owners) requesting rezoning from **R-80** to **R-30** for the purpose of a Single Family House in Land Lots 365 and 376 of the 19th District. Located on the southwest side of Wright Road, east of Poplar Springs Road (5555 Wright Road).

The public hearing was opened and Mr. Travis Ward addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Birrell, to **approve** Z-78 to the **R-30** zoning category, subject to:

- **Site plan received by the Zoning Division on June 4, 2015 (attached and made a part of these minutes)**
- **Allow additional 35,247 square-foot lot off private easement from Wright Road**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

OTHER BUSINESS

O.B. 30 To consider amending the site plan and zoning stipulations for certain residents of Lost Mountain Trails regarding rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District.

Mr. Pederson provided information regarding the site plan and stipulation amendments to allow for deleting the 30 foot natural buffer in the backyards of lots of 1 through 14. The public hearing was opened and Ms. Nicole Nurse, Mr. Jeffrey Gorden, Mr. James Cuitkovic, Ms. Lauren Gaines, Mr. Chris Rehkopf, and Ms. Linda Rehkopf addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Lee, to **approve** O.B. 30 for rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District, subject to:

- **The 30 foot natural buffer be reduced to a 10 foot landscape buffer to be approved by the County Arborist and installed by December 31, 2015**
- **Mature trees should be left in the buffer where possible**
- **The buffer may include a six foot wooden privacy fence**
- **Delete Lot 14 from the request since it does not have a 30 foot natural buffer on it**
- **Open space to remain as originally approved regarding acreage**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 18, 2015
PAGE 9

OTHER BUSINESS (CONT.)

O.B. 30 (CONT.)

- Homeowners Association to replant the 30 foot buffer to the rear of Lot 14 prior to any more permits
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: **ADOPTED** 4-1, Commissioner Ott opposed

O.B. 31

To consider amending the site plan for John Saunders regarding rezoning application #66 (Wayne A. Sturgis) of 1984, for property located at the northeast intersection of Wooten Lake Road and Wade Green Road in Land Lot 55 of the 20th District.

Mr. Pederson provided information regarding the site plan amendment to allow demolition of an old ATM machine and installation of a new Chase Bank ATM machine on the property. The public hearing was opened and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **approve** O.B. 31 for John Saunders regarding rezoning application #66 (Wayne A. Sturgis) of 1984, for property located at the northeast intersection of Wooten Lake Road and Wade Green Road in Land Lot 55 of the 20th District, subject to:

- **Letter from Mr. John Saunders dated July 10, 2015 received by the Zoning Division on July 13, 2015, including site plan, (attached and made a part of these minutes)**
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: **ADOPTED** unanimously

O.B. 32

To consider amending the site plan for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District.

Mr. Pederson provided information regarding the site plan amendment to allow for installing a new Chase Bank ATM on the property. The public hearing was opened and Mr. John Saunders addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **approve** O.B. 32 for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District, subject to:

Correction to minutes approved September 8, 2015, O.B. 31



**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 17, 2016
PAGE 15**

OTHER BUSINESS

O.B. 22 To consider amending the site plan and stipulations for certain residents of Lost Mountain Trails regarding rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District.

Mr. Pederson provided information regarding site plan and stipulation amendments to allow two residents of Lost Mountain Trails to reduce the 30' natural buffer. The public hearing was opened and Ms. Shea Roberts, Mr. Chris Rehkopf, Ms. Linda Rehkopf, and Mr. Jim Satterfield addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Birrell, to **approve** O.B. 22 for site plan and stipulations amendments regarding application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District., subject to:

- 1. 30' natural maintained buffer be reduced to a 10' landscape buffer, removal of scrub vegetation *only*, and existing trees and shrubs to remain in the 10' landscape buffer unless removal is approved by the County Arborist; mature trees to remain in the original 30' natural maintained buffer**
- 2. Buffer may include a 6' wooden privacy fence; however, any lighting attached to any fencing is prohibited**
- 3. Open space to remain as originally approved for acreage**
- 4. Stormwater Management to review fencing and/or landscaping to ensure that drainage easement between lots 6 and 7 functions as designed**
- 5. Board of Commissioners' Zoning Hearing Minutes for O.B. 30 of August 18, 2015 (attached and made a part of these minutes)**
- 6. All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

ADOPTED 3-1, Lee absent, Ott opposed

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 18, 2015
9:00 A.M.**

Min. Bk. 79 Petition No. O.B.22
Doc. Type 8-18-2015 BOC Zoning
Hearing minutes for O.B.30
Meeting Date 5-17-16

The Board of Commissioners Zoning Hearing was held on Tuesday, August 18, 2015 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Commissioner JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Bob Ott
Commissioner Bob Weatherford

CALL TO ORDER – CHAIRMAN LEE

OTHER BUSINESS

O.B. 30 To consider amending the site plan and zoning stipulations for certain residents of Lost Mountain Trails regarding rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District.

Mr. Pederson provided information regarding the site plan and stipulation amendments to allow for deleting the 30 foot natural buffer in the backyards of lots of 1 through 14. The public hearing was opened and Ms. Nicole Nurse, Mr. Jeffrey Gorden, Mr. James Cuitkovic, Ms. Lauren Gaines, Mr. Chris Rehkopf, and Ms. Linda Rehkopf addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Lee, to **approve** O.B. 30 for rezoning application Z-59 (SIR Properties, Inc.) of 2004, for property located on the western side of Lost Mountain Road, north of Macland Road in Land Lots 429 and 430 of the 19th District, subject to:

- The 30 foot natural buffer be reduced to a 10 foot landscape buffer to be approved by the County Arborist and installed by December 31, 2015
- Mature trees should be left in the buffer where possible
- The buffer may include a six foot wooden privacy fence
- Delete Lot 14 from the request since it does not have a 30 foot natural buffer on it
- Open space to remain as originally approved regarding acreage
- Homeowners Association to replant the 30 foot buffer to the rear of Lot 14 prior to any more permits
- All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect

VOTE: ADOPTED 4-1, Commissioner Ott opposed