

SEPTEMBER 20, 2016 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4

ITEM OB-042

PURPOSE

To consider a stipulation amendment and site plan amendment for D.R. Horton-Crown LLC regarding rezoning application Z-210 of 2005 (W&H Properties, LLC), for property located on the east side of Maxham Road and on the west end of Apple Orchard Way, in Land Lots 87, 88 and 145 of the 18th District (2191, 2210 and 2194 Apple Orchard Way). *(Held by the Board of Commissioners from the August 16, 2016 hearing)*

BACKGROUND

The subject property was rezoned in 2005 to RM-8 a residential subdivision consisting of 134 lots. The subdivision was partially started about eight years ago, but was put on hold during the recession. Work has begun on the subdivision again and the new builder would like to reduce a buffer along Maxham Road for lots 10, 11 and 12 due to the shallowness of the lots, the need for proper drainage, and the need to place fences on the property lines. The buffer is proposed to be reduced from 25 feet to 5 feet. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

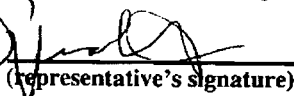
Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 8-16-16Applicant: D.R. Horton - Crown LLC
(applicant's name printed)Address: 1371 Dogwood Drive SW, Conyers GA 30012E-Mail: SHAWN@CROWN.GA.COMMR. SHAWN VIALETAddress: 1371 Dogwood Drive SW, Conyers GA 30012

(representative's name, printed)



(representative's signature)

Phone #: 770-480-4298E-Mail: Shawn@CROWN.GA.COM

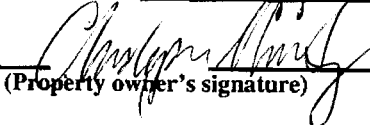
Signed, sealed and delivered in presence of:

Diantha Y. Blackwell

Notary Public

My commission expires: July 22, 2017Titleholder(s): D.R. Horton - Crown LLCPhone #: 678-509-0554

(property owner's name printed)

Address: 1371 Dogwood Drive SW, Conyers GA 30012E-Mail: SHAWN@CROWN.GA.COM

(Property owner's signature)

Signed, sealed and delivered in presence of:

Diantha Y. Blackwell

Notary Public

My commission expires: July 22, 2017Commission District: 18thZoning Case: Z-210Size of property in acres: 1.02Original Date of Hearing: 12-20-05Location: Apple Orchard Way & Maxham Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 10, 11, 12 145, 87 + 88 District(s): 18th

(2191, 2210, & 2194 Apple Orchard Way)

State specifically the need or reason(s) for Other Business: REQUESTING TO REDUCE THE EXISTING 25 FT LANDSCAPEBUFFER AT THE REAR YARDS OF LOTS 10, 11 & 12 MAXHAM FROMTO A 5 FT LANDSCAPE BUFFER ALONG MAXHAM ROAD ANDHOMEOWNERS REAR YARDS. THIS WILL ALLOW HOMEOWNERS TO HAVEMORE CONTROL OF THEIR USEABLE REAR YARD & THEIR TAXABLEINVESTMENT.

(List or attach additional information if needed)

OWNER/BUILDER:

D.R. HORTON-CROWN
1371 DOGWOOD DR SW
CONYERS, GA 30012

24 HOUR EMERGENCY CONTACT:

JAY DUBOSE
6748-209-8051

NOTE:
THIS PLAN IS FOR PERMITTING
PURPOSES ONLY.

1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

REFERENCES

1. FINAL PLAT FOR MAXHAM FARM SUBDIVISION FOUND IN COBB COUNTY RECORDS.

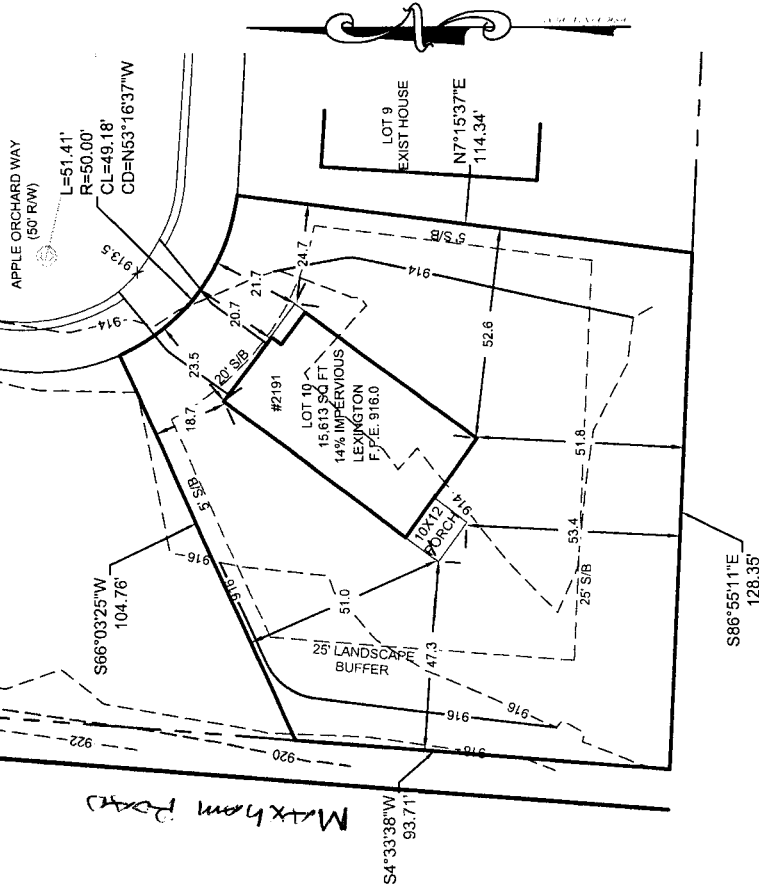
ACCORDING TO THE F.I.R.M. OF COBB COUNTY, PANEL NUMBER 13087C0211H, DATED 03/04/2013. A PORTION OF THIS LOT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

GRAPHIC SCALE

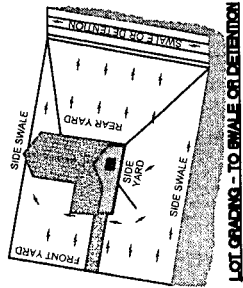


(IN FEET)
1 inch = 30 ft.

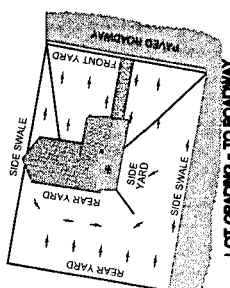
FRONT SETBACK: 20 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 5 FOOT



ELEVATION VIEW

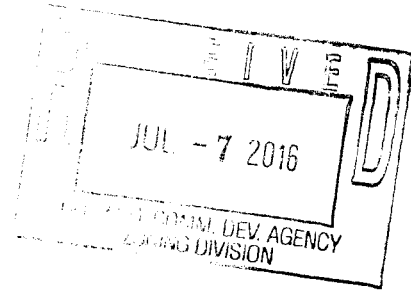


LOT GRADING - TO SWALE OR DETENTION

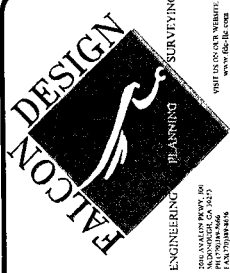


LOT GRADING - TO ROADWAY

THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. THE INSTALLATION OF THESE TREES MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE HOMEOWNER MUST CALL THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT AT 770-528-2147 AT LEAST THREE DAYS PRIOR TO THE DATE THAT THE INSPECTION IS NEEDED TO REQUEST AN INSPECTION. TREE PLANTING LOCATIONS, PLANTING METHODS AND PLANT MATERIAL (SIZE, SPECIES, AND QUALITY) MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

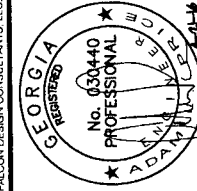


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HOUSE LOCATION PLAN FOR

LOT 10
MAXHAM FARM
UNIT 1, PHASE 1
LOCATED IN:
LAND LOTS 87, 88, & 145, 18TH DISTRICT
COBB COUNTY, GEORGIA



GSWCC# 0000009371

REVISIONS

1.	REVISED HOUSE PLAN 4-18-16
2.	PER COMMENTS 4-21-16
3.	
4.	
5.	

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REGISTRANT ACROSS THE
REGISTRANT'S SEAL.

1 of 1

Z:\BUILDER SERVICE PROJECTS\MAXHAM FARM\CROWNOVILLOT 10.dwg, HLP, wred, Apr 21, 2016 - 3:01:46pm

06-042-2016
prepared
1 of 3

OWNER/BUILDER:

D.R. HORTON-CROWN
1371 DOGWOOD DR SW
CONYERS, GA 30012

24 HOUR EMERGENCY CONTACT:

JAY DUBOSE
6748-209-8051

NOTE:

THIS PLAN IS FOR PERMITTING PURPOSES ONLY.

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REFERENCES

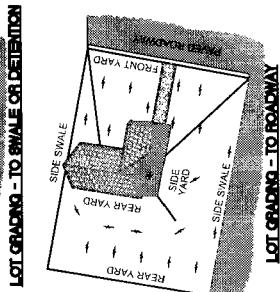
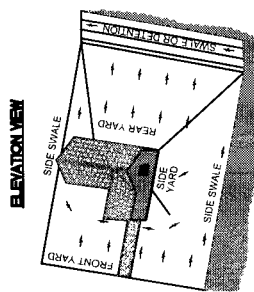
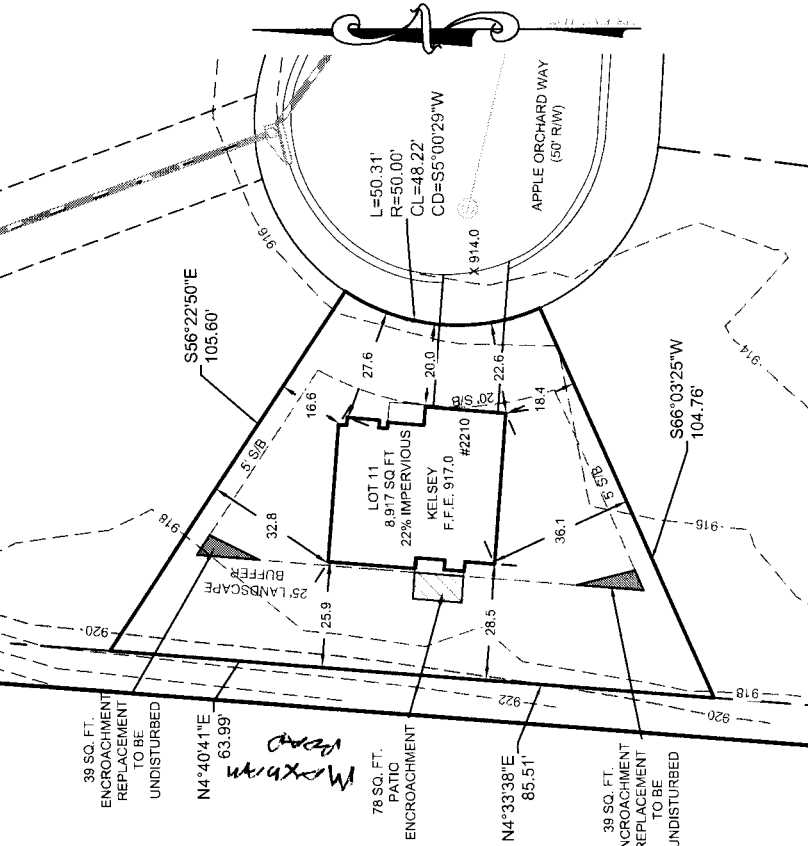
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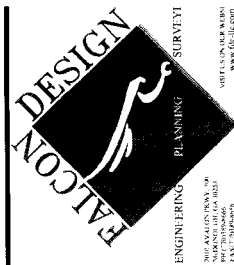
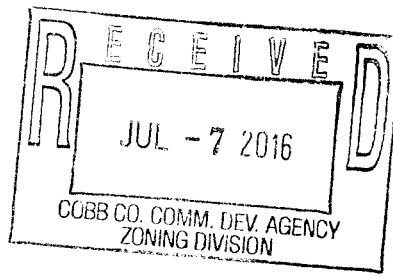
GRAPHIC SCALE



FRONT SETBACK: 20 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 5 FOOT

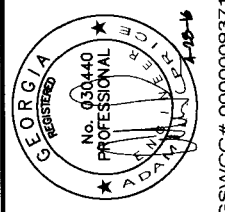


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08-042-2016
Proposed
2 of 3

HOUSE LOCATION PLAN FOR
LOT 11
MAXHAM FARM
UNIT 1, PHASE 1
LOCATED IN:
LAND LOTS 87, 88, & 145, 18TH DISTRICT
COBB COUNTY, GEORGIA



GSWCC# 000009371

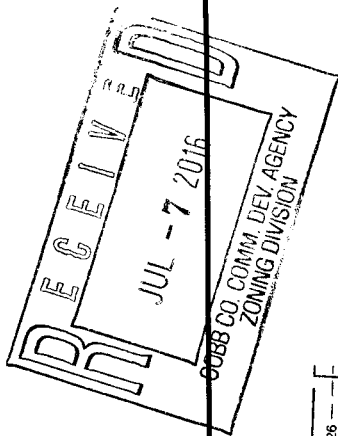
REVISIONS

NO.	DATE	REVISION
1.	4-21-16	PER COMMENTS 4-21-16
2.	4-28-16	PER COMMENTS 4-28-16
3.		
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5.		



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1 of 1



OWNER/BUILDER:

D.R. HORTON-CROWN
1371 DOGWOOD DR SW
CONYERS, GA 30012

24 HOUR EMERGENCY CONTACT:

JAY DUBOSE
6748-209-8051

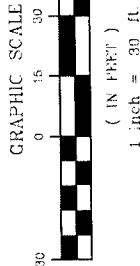
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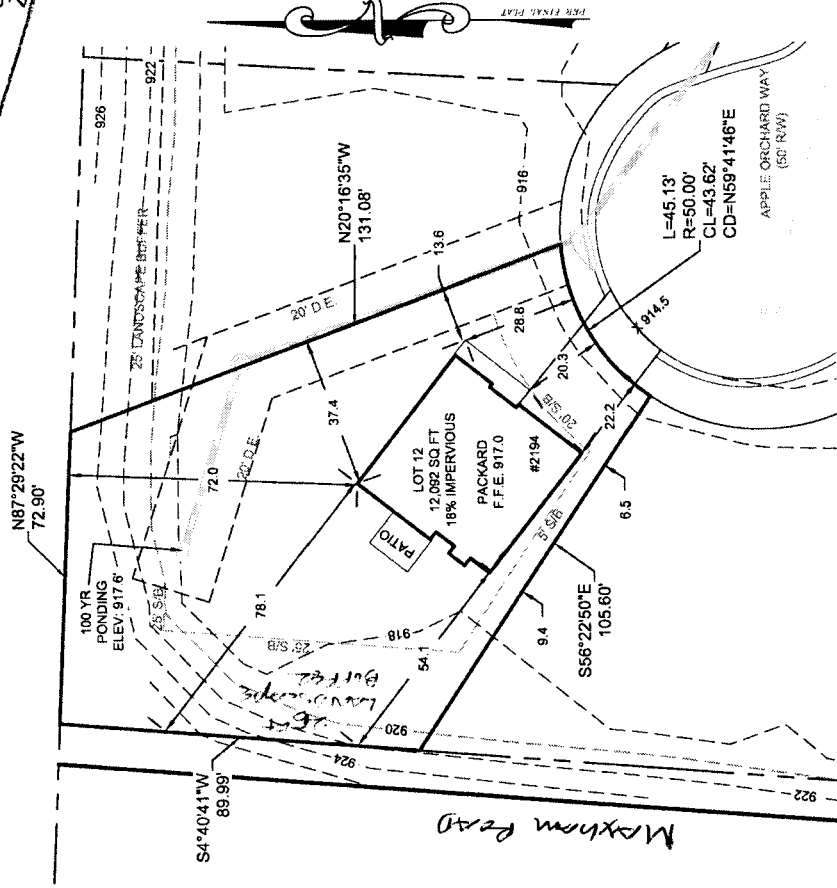
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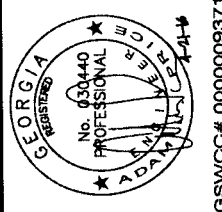


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PROVIDE INDIVIDUAL GRADING PLANS FOR LOTS 3-5, 12-17, 19, 64-65, 76-77, 83-86 TO DEMONSTRATE HOW STORMWATER WILL BE DIRECTED TO STREET/INLET/STREAM AND AWAY FROM HOMES. THE MINIMUM FLOOR ELEVATION (M.F.E.) SHALL BE AT LEAST 1.0 FOOT ABOVE THE ADJACENT STREET'S TOP OF CURB. IF AN ELEVATION CERTIFICATE IS NOT REQUIRED, PROVIDE AN ADEQUATE FLOW PATH TO DIRECT RUNOFF AROUND THE HOME WITH AT LEAST 1' OF FREEBOARD. THE BUILDER SHALL PROVIDE AN ADEQUATE SWALE BEHIND/BETWEEN THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE HEADWALL/INLET AT THE REAR OF THE LOTS, OVERLAND FLOW OR STREET OVERFLOW.

OB-042-2016
Proposed
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HOUSE LOCATION PLAN FOR:
LOT 12
MAXHAM FARM
UNIT 1, PHASE 1
LOCATED IN:
LAND LOTS 87, 88, & 145, 18TH DISTRICT
COBB COUNTY, GEORGIA



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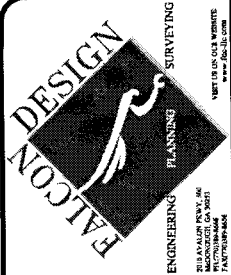
REVISIONS

NO.	DATE	DESCRIPTION
1.	4-21-16	ISSUED
2.		
3.		
4.		
5.		

SHEET NUMBER:

DATE: 4-21-16
SCALE: 1" = 30'
DRAWN BY: JWR
REVIEWED BY: BDOAN

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ORIGINAL DATE OF APPLICATION: 12-20-05APPLICANTS NAME: W & H PROPERTIES, LLC

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

BOC DECISION OF 03-21-06 ZONING HEARING:

W & H PROPERTIES, LLC (Dannette M. Cantrell and William D. Maxham, owners) requesting Rezoning from **R-20** to **RA-5** and **RM-8** for the purpose of a Subdivision in Land Lots 87 and 88 of the 18th District. Located on the east side of Maxham Road, south of Veterans Memorial Highway.

MOTION: Motion by Goreham, second by Lee, as part of the Consent Agenda, to **approve** rezoning to the **RA-5 (detached)** and **RM-8 (detached)** zoning districts **subject to:**

- final site plan to be approved by District Commissioner
- letter of agreeable stipulations from Mr. Garvis Sams, Jr., dated February 27, 2006 (copy attached and made a part of these minutes)
- Fire Department comments
- Historic Preservation comments
- 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

VOTE: **ADOPTED** unanimously

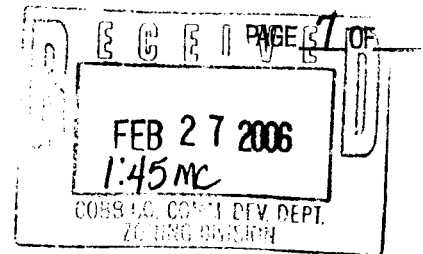
SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA P. HAISTEN

OF COUNSEL
DAVID P. HARTIN

*ALSO LICENSED TO PRACTICE
IN ALABAMA



770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

WWW.SAMSLARKINHUFF.COM

February 27, 2006

VIA HAND DELIVERY

Min. Bk. 40 Petition No. Z-210⁰⁵
Doc. Type Letter of Agreeable
Stipulations
Meeting Date 3/21/06

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

Re: Application of W&H Properties, LLC to Rezone a 53.6 Acre Tract
from R-20 to RA-5 & RM-8 (No. Z-210)

Dear John:

As you know, this firm represents the applicant and property owners concerning the above-captioned application for rezoning. The application was previously continued by staff pending approval by the Cobb County Historic Preservation Commission ("CCHPC") of a Certificate of Appropriateness which has now been granted. The application is scheduled to be heard and considered next month before the Planning Commission on March 7, 2006 and, thereafter, is scheduled to be heard for final action by the Board of Commissioners on March 21, 2006.

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

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place with respect to the subject property.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-210⁰⁵
Meeting Date 3/21/06
Continued

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 2
February 27, 2006

2. The rezoning of the subject property shall be from R-20 to RA-5 & RM-8 consistent with that certain revised site plan prepared by DGM Land Planning Consultants which was submitted on January 25, 1006. All of the homes which will be constructed on the subject property will be single-family detached homes.
3. A maximum number of one-hundred thirty-four (134) homes at a maximum density of 3.54 homes per acre.
4. Homes shall range from size from a minimum of 1,800 sq. ft. to 2,400 sq. ft. and possibly greater. Each home shall have a two-car attached garage.
5. The architectural style of the homes shall be traditional with the composition of said homes consisting of a mixture of brick, stone, cedar shake and a selection of siding finishes.
6. An agreement to the recordation and enforcement of Declaration of Covenants, Conditions and Restrictions for the proposed residential community which shall contain rules and regulations applicable to the entire community, including strict architectural controls.
7. An agreement that the homes throughout the entirety of the residential community shall be "for sale" only with an agreement that any subsequent leasing of the homes after their respective original purchases shall be limited to no more than ten percent (10%) of the total number of homes and for no lease term less than one (1) year in duration. These provisions shall be included as specific recitals in the Declaration of Covenants, Conditions and Restrictions as referred into the preceding paragraph.
8. The creation of a mandatory Homeowners Association which shall be responsible for the upkeep and maintenance of all common/open space areas, landscaped areas, amenity areas, fences and lighting.
9. A Third Party Management Company shall be hired to manage the day-to-day operations of the Homeowners Association, including the responsibility for all commonly owned properties and amenities within the subject property. The Third Party Management Company shall also be responsible for the management of all Association monies as well as ensuring that the Association is properly insured.

¹ Price points will range from the mid-200's to the low-300's.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-210⁰⁵
Meeting Date 3/21/06
Continued

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 3
February 27, 2006

10. All common/open space, recreational areas, buffer areas and setbacks may be penetrated for the purposes of access, utilities, fences, ingress/egress and stormwater management issues.
11. Subject to recommendations from the Cobb County Stormwater Management Division with respect to stormwater, on-site detention, hydrology and downstream considerations, including the following:²
 - a. Limiting the grading on the site to the house pads, rights-of-ways, front yards and required slopes.
 - b. The voluntary donation and conveyance of seventy-five foot (75') stream bank buffers on either side of the stream (Buttermilk Creek) as a restrictive easement in favor of Cobb County so that said buffers shall remain undisturbed in perpetuity.
 - c. Open space (approximately 13.2 acres) shall be placed in a conservation easement in favor of Cobb County.³
12. Compliance with the following recommendations from the Cobb County Department of Transportation regarding traffic/transportational issues:⁴
 - a. Dependent upon the ultimate positioning of the point of ingress/egress for the subdivision, the installation of a deceleration lane with an appropriate taper.
 - b. In view of the fact that Maxham Road is classified as an arterial, ensuring 475' of sight distance or the implementation of remedial measures in which to mitigate same.

² The Stormwater Management Division has indicated that the subject property is a potential candidate for a "fee in lieu" stormwater scenario as opposed to traditional stormwater/water quality approaches.

³ This open space acreage figure may change during Plan Review.

⁴ The original stipulations provided for additional right-of-way and the installation of sidewalk, curb and gutter along Maxham Road. Those stipulations/conditions have been obviated by action and recommendations of the CCHPC.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-210⁰⁵
Meeting Date 3/21/06
Continued

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 4
February 27, 2006

13. Compliance with recommendations from Cobb County's Historic Preservation Planner and the CCHPC regarding the Israel Causey-Maxham house which shall remain situated on a 5.42 acre tract with the Maxham Family retaining the ownership of same and including, but not necessarily limited to, the following:
 - a. Compliance with recommendations from Cobb County's Historic Preservation Planner and the CCHPC regarding the Israel Causey-Maxham House which shall remain situated on a 5.42 acre tract with the Maxham family descendants retaining ownership of same.
 - b. The proposed residential development, if the rezoning for same is approved by the Cobb County Board of Commissioners, shall be configured and situated as shown on that certain revised site plan being submitted contemporaneously herewith.
 - c. The erection of protective fencing around the 5.42 acre tract during construction. Additionally, the erection of similarly positioned permanent fencing if such is ultimately the desire of CCHPC.
 - d. The establishment of a 25' landscape buffer on those lots within the proposed residential community which are in direct contiguity to the 5.42 acre tract upon which the Israel Causey-Maxham house and its outbuildings are situated.
 - e. Following recommendations from Cobb County's Historic Preservation Planner and/or the CCHPC with respect to historic/interpretative/educational signage regarding the Israel Causey-Maxham House. The content, placement and configuration of said signage and markers (if any) shall be subject to CCHPC review and approval.
14. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer.
15. Compliance with recommendations from the Cobb County Fire Department contained within the Zoning Analysis.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
Page 5
February 27, 2006

16. The submission of a landscape plan during the Plan Review process which will be subject to review and approval by the Community Development Department and/or the County Arborist, including the following:
 - a. The front and side yards of all homes shall be sodded and irrigated where appropriate.
 - b. Subdivision entry signage shall be ground-based, monument-style, fully irrigated and incorporated into the landscape plan which shall be submitted for staff review and approval.
 - c. Compliance with the agreement between the applicant and adjoining property owner Glenn Hammonds as follows:
 - i. The 10' landscape buffer along the southern boundary line of the subject property as it relates to Mr. Hammonds' property shall be increased to a 25' landscape buffer.
 - ii. The developer shall erect a 6' wooden privacy fence along the common property line which will extend to the westernmost point where Tax Parcel 33 in Land Lot 146 of the 18th District, Cobb County, Georgia, adjoins the proposed residential development. Said fence shall be erected prior to the construction of any homes within that area of the subject property and the forward facing side of the fence shall face Mr. Hammonds' property.
 - iii. The developer shall plant evergreen species as directed by the Cobb County Arborist along the common property line between the subject property and Mr. Hammonds' property.
17. The granting of contemporaneous Variances with respect to the lots as shown on the revised site plan.⁵
18. Modifications to these stipulations or the site plan shall be approved by the District Commissioner as needed or necessary during the Plan Review process.

⁵ Lot sizes for residential community average 11,039 sq. ft. which exceed the 7,000 sq. ft. minimum requirement under the RA-5 district.

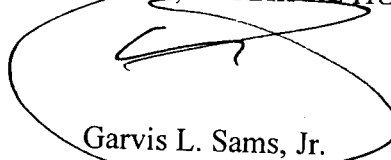
VIA HAND DELIVERY

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Cobb County Zoning Department
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February 27, 2006

Please do not hesitate to call should you or the staff require any further information or documentation prior to the application's next appearance before the Planning Commission and Board of Commissioners.

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

gsams@samslarkinbuff.com

GLSjr/jbmc

- cc: Members, Cobb County Board of Commissioners (via hand delivery)
Members, Cobb County Planning Commission (via hand delivery c/o John P. Pederson)
Mr. Robert L. Hosack, Jr., AICP, Director (via hand delivery)
Mr. Mark A. Danneman, Manager (via hand delivery)
Mr. John Nash, Chairman, CCHPC
Ms. Kimberly Sawyer, Historic Preservation Planner (via hand delivery)
Ms. Gail K. Huff, Assistant County Clerk (via hand delivery)
Ms. Sandra Richardson, Deputy County Clerk (via hand delivery)
Ms. Clarice Barber-Page, President, SWAN
Mr. William H. "Skip" Harper, Jr.

Preliminary Plan

Maxham Road

Cobb County, Georgia Land Lots 87 and 88, 18th District, 2nd Section

prepared for:

W&H Properties, LLC

DGM

LAND PLANNING
CONSULTANTS



975 Oak Park
Bldg. 212
Kennesaw, GA 30144
770.414.1144
770.414-8006
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October 5, 2005

Revisions:

NO.	DATE	DESCRIPTION
1	10/5/05	PRELIMINARY PLAN

Site Data

Total Site Area:
(15.7 AC in floodplain)
50.2 AC

Total Lots Shown:
140

Net Density:
4.05 UN/AC

Present Zoning:
R-20

Proposed Zoning:
RM-8 and RA-5

Parcel A

Single-Family Community

Total Site Area:
(14.4 AC in floodplain)
30.2 AC

Total Lots Shown:
67

Net Density:
4.27 UN/AC

Proposed Zoning:
RM-8

Minimum Lot Size:
5,750 SF*

Average Lot Size:
8,958 SF

Min. Lot Width at B.L.:
50'

Building Setbacks:
front: 20'
rear: 25'
side: 5' (15' between houses)

(*denotes variances requested)

Parcel B

Single-Family Community

Total Site Area:
(1.3 AC in floodplain)
20.0 AC

Total Lots Shown:
73

Net Density:
3.88 UN/AC

Proposed Zoning:
RA-5

Minimum Lot Size:
5,750 SF*

Average Lot Size:
10,009 SF

Min. Lot Width at B.L.:
50'

Building Setbacks:
front: 20'
rear: 25'
side: 5' (15' between houses)

(*denotes variances requested)

Notes:

1. Boundary survey and topographic information by Kewson Victory.
2. According to Flood Insurance Rate Map (FIRM) #1300540005C and #13067C0005F, August 18, 1995, a portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. Stream and wetland classifications are to be determined on site.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements are known to exist on site.
7. Stormwater accommodation will be contained within floodplain. Water quality structures are will be provided as required based on hydrologic study.

