

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 4.18.17

MAR 14 2017
THE COBB COUNTY ZONING DIVISION

03-014-2017

Applicant: BALLANTRY PMC KYLE, LLC Phone #: 770.319.5258
(applicant's name printed)

Address: 4770 SOUTH ATLANTARD SUITE 100, ATLANTA, GA 30339 E-Mail: john.gaskin@pmcommunities.com

John GASKIN Address: SOME
(representative's name, printed)

[Signature] Phone #: 770.319.5258 E-Mail: (SAME AS ABOVE)
(representative's signature)

Signed, sealed and delivered in presence of:

Catherine Van Meter My commission expires: _____
Notary Public



Titleholder(s): BALLANTRY PMC KYLE, LLC Phone #: 770.319.5258
(property owner's name printed)

Address: 4770 South Atlanta Road SUITE 100 ATLANTA, GA 30339 E-Mail: _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

Catherine Van Meter My commission expires: _____
Notary Public



Commission District: _____ Zoning Case: Z-167(2005) / OB #12006 ^{Nov. 21, 2006}

Size of property in acres: 141.4 AC Original Date of Hearing: 10.18.2005

Location: INTERSECTION OF CORNER ROAD & LOST MOUNTAIN / SW CORNER
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 84/137/138/139/159 District(s): 19th 2nd SECTION

State specifically the need or reason(s) for Other Business: To AMEND ZONING

CONDITION No. 19 to allow in addition to the entrance

BASED MONUMENT. TWO ENTRANCE PAVILIONS AS DRAWN/

SHOWN IN ARCHITECTURAL PLANS PREPARED BY

AIKIN DESIGN ARCHITECTS, LLC DATED 1.9.17

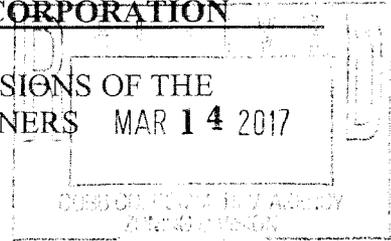
(plans plus entrance rendering are attached to this application)

(List or attach additional information if needed)

RECEIVED
MAR 14 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OB-014-2017
Proposed



ORIGINAL DATE OF APPLICATION: 10-18-05APPLICANTS NAME: COUSINS REAL ESTATE CORPORATIONTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS MAR 14 2017**BOC DECISION OF 11-21-06 ZONING HEARING:****OTHER BUSINESS ITEM #1 – TO CONSIDER A SETTLEMENT OF LITIGATION PROPOSAL REGARDING Z-167 (COUSINS REAL ESTATE CORPORATION) OF OCTOBER 18, 2005**

To consider a Settlement of Litigation proposal regarding Z-167 (COUSINS REAL ESTATE CORPORATION) of October 18, 2005 for Rezoning from CS with stipulations to CS with stipulations for the purpose of a Subdivision in Land Lots 84, 137, 138, 139 and 159 of the 19th District. Located on the east side of Lost Mountain Road, south of Dallas Highway.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding the proposal for settlement of litigation. The public hearing was opened and Mr. John Moore addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Kesting, to **approve** the following relative to the settlement proposal regarding Z-167 (COUSINS REAL ESTATE CORPORATION) of October 18, 2005 for CS with stipulations zoned property in Land Lots 84, 137, 138, 139 and 159 of the 19th District, on the east side of Lost Mountain Road, south of Dallas Highway:

- to **authorize** settlement of litigation regarding Cobb Superior Court, Civil Action File No. 06-1-2254-33
- to **approve** development to the Conservation Subdivision (CS) zoning category **subject to:**
 - **site plan submitted dated October 9, 2006 (copy attached and made a part of these minutes)**
 - **letter of agreeable stipulations from Mr. John Moore, dated October 18, 2006, with the following change/addition (copy attached and made a part of these minutes)**
 - **Item No. 39 – Change end of paragraph to read: “...next lower event”**
 - **Item No. 27 – Add to end of paragraph: “Language will be placed in the covenants prohibiting any homeowner of lots 99, 100, 104 or 105 from filling or altering the constructed swale or berm.”**

OB #1 continued on next page

ORIGINAL DATE OF APPLICATION: 10-18-05APPLICANTS NAME: COUSINS REAL ESTATE CORPORATION

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

BOC DECISION OF 11-21-06 ZONING HEARING:

**OTHER BUSINESS ITEM #1 – TO CONSIDER A SETTLEMENT OF
LITIGATION PROPOSAL REGARDING Z-167 (COUSINS REAL ESTATE
CORPORATION) OF OCTOBER 18, 2005 (Continued)**

- Owner/Developer to provide signed acknowledgement to Cobb County that any flooding or water damage caused by the Owner/Developer occurring during development shall be rectified by the Developer/Contractor or responsible party as listed on the land disturbance permit for this property (or any portions of phases of this property as may be permitted)
- all previous departmental comments and recommendations pertaining to petition Z-167 of 2005, *not otherwise in conflict*
- prior to issuance of any Land Disturbance Permits – representatives of the Owner/Developer, County Stormwater Division, and Broadlands Subdivision are to meet with the District Commissioner to discuss the proposed stormwater mitigation for the eastern boundary of the property

VOTE: **ADOPTED** unanimously

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

PAGE 3/2 OF _____

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON¹
ROBERT D. INGRAM¹
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
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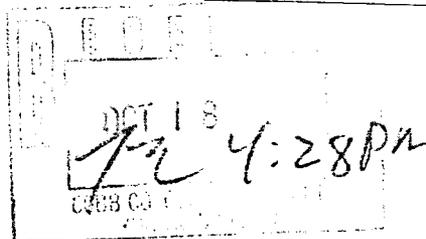
OF COUNSEL:
JOHN L. SKELTON, JR.¹

¹ ALSO ADMITTED IN TN
^{*} ALSO ADMITTED IN FL
^{**} ALSO ADMITTED IN NM
^{***} ALSO ADMITTED IN NC
[•] ADMITTED ONLY IN TN

October 18, 2006

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered



RE: Application for Rezoning

Application No.: Z-167 (2005)

Applicant: Cousins Real Estate Corporation

Property Owners: Kyle Properties, Ltd.,
A Georgia Limited Partnership;
Kyle Ventures, A Georgia General
Partnership; et al.

Property: 141.4 acres located on the
(Z-167 of 2005) easterly side of Lost Mountain
Road, south of Dallas Highway
(State Route 120); Land Lots 84,
137, 138, 139, and 159,
19th District, 2nd Section,
Cobb County, Georgia

Min. Blk. 46 Petition No. DB #1
Doc. Type Letter of Agreeable
Stipulations
Meeting Date Nov. 21, 2006

AND

John Vernon Kyle, Jr. and Synovus Trust Company,
N.A., as Co-Trustees of the Trust for John Vernon
Kyle, Jr. Dated December 28, 1950, as amended;
Cousins Real Estate Corporation; et al., v.
Cobb County, Georgia; et al.
Civil Action, File Number: 06-1-2254-33
Superior Court of Cobb County

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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Dear Mark:

As you know, the undersigned and this firm represent Cousins Real Estate Corporation, the Applicant (hereinafter referred to as "Applicant"), and Kyle Properties, Ltd.; Kyle Ventures; and various Kyle family members, the Property Owners, (hereinafter collectively referred to as "Owners"), in their pending zoning appeal as to property totaling 141.4 located on the easterly side of Lost Mountain Road, south of Dallas Highway (State Route 120), Land Lots 84, 137, 138, 139, and 159, 19th District, 2nd Section, (hereinafter "Subject Property"), which was the subject of the above-referenced Application for Rezoning, same being Application No. Z-167 (2005). The appeal arose as a result of the imposition of certain conditions and restrictions imposed by the Board of Commissioners upon the Applicant and Owners and the proposed development to the Conservation Subdivision ("CS") zoning category

The settlement, as proposed in this letter, the stipulations contained herein, and the accompanying revised Zoning Plat result from a court-ordered mediation conference and efforts by all parties to resolve the issues presented without the necessity of further litigation.

Applicant and Owner agree to the following stipulations and conditions, subject to approval of the Zoning Plat submitted herewith, which, if approved, as submitted, shall be in complete settlement of the pending zoning appeal and shall be binding upon the Subject Property. This settlement letter of agreeable stipulations and conditions shall supersede and replace in full any and all other letters of agreeable stipulations and conditions submitted in connection with the Application for Rezoning and the zoning appeal not specifically enumerated herein; and specifically replaces in full that certain letter of agreeable stipulations and conditions dated February 1, 2006, and attached to the official minutes of the Board of Commissioners Zoning Hearing held on February 21, 2006. The referenced stipulations are as follows:

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property shall be from the existing zoning category of R-30 to the proposed zoning category of Conservation Subdivision ("CS"), site plan specific to that certain revised Zoning Plat prepared by Gaskins Surveying and Engineering Company dated October 9, 2006, submitted contemporaneously herewith.
- (3) Applicant submits the revised Zoning Plat hereinabove set forth, same being prepared by Gaskins Surveying and Engineering Company dated October 9, 2006.
- (4) The Subject Property consists of approximately 141.4 acres of total site area and shall contain a maximum of two hundred eight (208) single-family residential lots, for a total gross density of 1.47 units per acre.
- (5) The Subject Property contains 1.65 acres of flood plain and wetlands, and 1.41 acres of impervious surface within the amenity area. This totals 3.07 acres, and when subtracted from the gross acreage of 141.4 acres results in 138.3 net acres. The net density is therefore 1.5 units per acre.
- (6) A total of approximately 49.57 acres of the Subject Property is proposed for dedicated common area/open space (35.1 percent of the total site area).
- (7) The common/open space area shall be used for passive recreational purposes, including walking/nature trails, picnicking, and like purposes.

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Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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- (8) The amenity area for the proposed residential community shall include, but not be limited to, pool, tennis courts, and clubhouse.
- (9) The common/open space and amenity area shall be deeded to the mandatory homeowners association to be formed as a part of the proposed residential community and deed restricted for the purposes herein set forth.
- (10) Applicant agrees to a minimum of a one hundred (100) foot natural and enhanced buffer along the easterly and southerly boundaries of the Subject Property, as such boundaries are adjacent to existing residentially zoned properties, as more particularly shown and reflected on the referenced, revised Zoning Plat.
- (11) The buffer area described above shall be subject to approval by the Cobb County Arborist for visual screening from adjacent residential areas. Additional plantings within the buffers shall be made where necessary to provide visual screening and as approved by the Cobb County Arborist as part of the overall landscape plan for the proposed residential community.
- (12) There shall be a landscape buffer a minimum of thirty (30) feet in width measured from the existing right-of-way and located along the Subject Property's frontage with Lost Mountain Road. The buffer shall contain landscaping and country board fencing in white or dark stain. The fencing may contain brick/stone columns.
- (13) The buffers described above shall be protected through restrictions provided in the proposed covenants for the residential community; as well as, delineated on the final plat approved by Cobb County as part of the plan review and platting process.

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Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
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- (14) Residences to be constructed within the proposed residential community shall have a minimum of 2,200 square feet, ranging upwards to 4,000 square feet and greater, and shall be traditional or European in styling and architecture.
- (15) Additionally, the exteriors of residences within the proposed community shall be brick, stone, stacked stone, stucco-type, masonry siding, cedar shake-type shingles, or combinations thereof.
- (16) The average lot size is approximately 16,002 square feet with a minimum lot size of 10,000 square feet ranging upwards to 30,000 square feet, and lot widths a minimum of seventy-five (75) feet ranging upward to ninety (90) feet. Certain perimeter lots, as shown and reflected on the referenced Zoning Plat, shall be a minimum of 16,000 square feet.
- (17) There shall be a minimum of fifteen (15) feet between houses.
- (18) Entrances to the proposed residential community shall be as more particularly shown and reflected on the referenced Zoning Plat. The entrance areas shall be professionally designed, landscaped, and maintained. The most southerly entrance shall align with the realignment of Corner Road, and shall be full access. The northerly entrance shall be right-in/right-out/left-out access only. At such time as Lost Mountain Road is widened to four lanes, the northerly entrance access will be reduced to right-in/right-out only.
- (19) Entrance signage shall be ground-based, monument style and shall be composed of materials compatible and complementary to the proposed residences. All entrance areas will be professionally designed, landscaped, and maintained.

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
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- (20) Street lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residences constructed therein.
- (21) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common area/open space and buffer areas contained within the proposed community.
- (22) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community and for the protection of open space and buffer areas.
- (23) Cousins Real Estate Corporation, as the Applicant, will be involved in the development of the proposed community.
- (24) Applicant agrees to work with Dr. Phil Secrist to clean-up the area around, to install a new roof, and to stabilize the existing structure denominated as the "Servants' Quarters." Further, Applicant agrees to install a historical marker relating to the history of the site.
- (25) All utilities servicing the residences within the proposed community shall be underground.
- (26) Applicant agrees to construct internal sidewalks within the proposed residential community. Said sidewalks shall comply in all respects with Cobb County standards and ordinances and shall connect to

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Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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the pedestrian trails located throughout the community.

- (27) All lots and homes located along the most easterly boundary of the Subject Property immediately adjacent to Broadlands Subdivision shall be graded so that the fronts of the lots and the homes up to the front roof peak will all drain to the street. Applicant agrees to install a swale or a berm on the rear of proposed lots 99, 100, 104, and 105 to divert water flow from the rear of these lots into the stormwater management area located southerly of said lots. This installation shall occur prior to any grading for residences to be constructed on said lots.
- (28) There shall be no detention facilities located any closer to an exterior boundary than fifty (50) feet from such boundary.
- (29) The detention areas shall be fenced and landscaped to the exterior for purposes of visual screening. Said landscaping shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the residential community.
- (30) Prior to land disturbance, Applicant agrees to install orange tree protective fencing to the inside of all natural and enhanced buffers.
- (31) Applicant agrees to perform pre- and post-development studies of any immediate downstream lakes prior to commencing development of the Subject Property.
- (32) Minor modifications to the referenced Zoning Plat, including, but not limited to, lot layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.

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DB#1

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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- (33) Applicant agrees to a fifty (50) foot stream buffer on either side of the centerline of any streams traversing the Subject Property as more particularly shown and reflected on the Zoning Plat referenced herein.
- (34) Applicant agrees to work with the Cobb County Parks and Recreation Department to provide convenient pedestrian and bicycle access to Lost Mountain Park from the proposed development.
- (35) Applicant shall comply with the Cobb County Tree Ordinance; and in that regard, Applicant shall use reasonable best efforts to minimize grading so as to avoid mass grading of the Subject Property. In this regard, Applicant agrees to only grade for street rights-of-way, utility easements, and building pads and yards for homes; excepting that, rear yard grading shall be limited to the edge of the building setback or buffer, whichever is less distance from the rear of the home.
- (36) There shall be a no access easement for all residential lots adjacent to Lost Mountain Road.
- (37) All detention, setback, and buffer areas may be penetrated for purposes of detention, utilities, and stormwater management.
- (38) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property; however, Cobb County Stormwater Management shall have the authority and latitude to make further recommendations regarding modifications to the referenced Zoning Plat during the plan review process based on final engineering and hydrology, studies. Any such modifications to the referenced Zoning Plat may be approved by the District Commissioner as needed or necessary.

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
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- (39) Applicant agrees to elevate first-flush water quality-best management practice requirements to 1.5 inch rainfall, and each larger storm release will be restricted to the allowable storm discharge at the next lower level.
- (40) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (41) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.
- (42) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Donation of right-of-way a maximum fifty-five (55) feet in width from the existing roadway centerline along the easterly side of Lost Mountain Road;
 - (b) Coordination with the Georgia Department of Transportation concerning the main entrance aligning with the relocation of Corner Road;
 - (c) Installation of a deceleration lane a maximum of one-hundred fifty (150) feet in length for ingress into the proposed community;
 - (d) Installation of sidewalk, only, along the property frontage on the easterly side of Lost Mountain Road, which shall be located two (2) feet off the right-of-way or the backside of the drainage ditch. The sidewalk may meander to preserve trees.

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- (e) Installation of left-turn storage lanes for left turn from Lost Mountain Road at the main (most southerly) entrance into the proposed community; and
 - (f) Provide funding of \$50,000 for upgrades to the existing traffic signal at Corner Road which shall be paid prior to the issuance of the Land Disturbance Permit.
- (43) The above stipulations shall bind the Subject Property and the Applicant, and any other future or potential developer of the Subject Property; however, in the event development has not commenced within twelve (12) months of the final rezoning, the zoning category shall revert to its existing R-30 zoning classification. If such reversion occurs, the within stipulations cease to be effective.

The proposal contained herein is submitted in settlement and compromise of the pending zoning appeal and shall not otherwise be used in any hearing, trial, arbitration, or mediation of said appeal. If the settlement, as proposed, is approved by the Board of Commissioners, Applicant and Owners agree to dismiss, with prejudice, the pending litigation case and to pay their own legal expenses and litigation costs.

We respectfully request the settlement proposal contained herein be submitted to the Board of Commissioners during the next available Executive Session and subsequently be placed upon the "Other Business" agenda before the Board of Commissioners during the Zoning Hearing scheduled immediately thereafter. In order to meet the required time frame for posting and advertising of the Subject Property, we would request your expeditious review and handling of this request.

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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Application
Showing
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Nov. 21, 2006

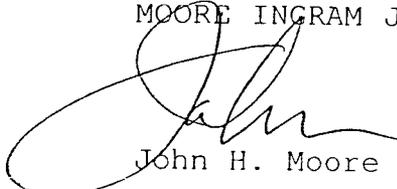
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We believe the requested zoning, specific to the revised Zoning Plat and the revised stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the proposed development. The proposed residential community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Enclosures

c Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Copy of Enclosure)

Denise Rose, President
People Looking After Neighborhoods, Inc.
(With Copy of Enclosure)

David Welden
Protect Cobb
(With Copy of Enclosure)

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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c: Don Keck
Oakleigh Homeowners Association:
(With Copy of Enclosure)

Tom Lindsey
Broadlands Homeowners Association:
(With Copy of Enclosure)

Denise Hindes, President
Echo Mill Homeowners Association
(With Copy of Enclosure)

Cousins Real Estate Corporation
(With Copy of Enclosure)