

**SEPTEMBER 18, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-046

PURPOSE

To consider a site plan amendment for KJT Properties, LLC regarding rezoning application Z-92 of 2015 for property located on the northwesterly side of Childers Road, south of Monet Drive in Land Lot 28 of the 1st District (Childers Road).

BACKGROUND

The subject property was rezoned to R-15 in 2015 for 8 single family lots. The applicant would like to amend the site plan to reduce the front setbacks for lots 2-7, and add the reduction to the rears of the same lots. The front setback would be 25' and the rear setback would be 40'. This amendment would help to reduce impervious surface and pull the houses away from the adjoining subdivision. If approved, all previous stipulations not in conflict with this amendment would remain in effect.

STAFF COMMENTS

Stormwater Management: The Stormwater Management Division supports the proposed 10-foot reduction in front setbacks with an equal offsetting increase in rear setbacks.

RECOMMENDATION

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

ATTACHMENT

Other Business application.

(Site Plan and Stipulation Amendment)
Application for "Other Business"

Cobb County, Georgia

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

OB Application No.: OB- 46 -2018

BOC Hearing Date Requested: September 18, 2018

Applicant: KJT Properties, LLC Phone #: (770) 403-4566
(applicant's name printed)

Address: Bldg. 100, 3225 Shallowford Road, Marietta, GA 30062 E-Mail: jredford1952@gmail.com

MOORE INGRAM JOHNSON & STEELE, LLP
J. Kevin Moore Address: Emerson Overlook, Suite 100, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2019
Notary Public



Titleholder(s): KJT Properties, LLC Phone #: (770) 403-4566
(property owner's name printed)

Address: Bldg. 100, 3225 Shallowford Road, Marietta, GA 30062 E-Mail: jredford1952@gmail.com

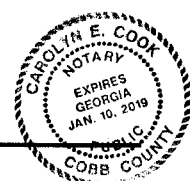
BY: [Signature]
(Property owner's signature) James R. Redford, Manager

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Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2019
Notary Public

COBB COUNTY ZONING DIVISION



Commission District: 2 (Ott) **Zoning Case:** Z-92 (2015)

Size of property in acres: 4.38+/- **Original Date of Hearing:** 10/20/2015

Location: Northwesterly side of Childers Road; south of Monet Drive
(street address, if applicable; nearest intersection, etc.) (formerly 3383 and portion of 3363 Childers Road)

Land Lot(s): 28 **District(s):** 1st

State specifically the need or reason(s) for Other Business:
See Exhibit "A" attached hereto and incorporated herein by reference.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN AND STIPULATION AMENDMENT)

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OB Application No.:	OB- <u>46</u> -2018
Application No.:	Z-92 (2015)
Original Hearing Date:	October 20, 2015
Current Hearing Date:	September 18, 2018

Applicant/Property Owner: KJT Properties, LLC

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

KJT Properties, LLC, as Applicant and Property Owner in this Application for "Other Business" (hereinafter collectively "Applicant"), is the owner of approximately 4.38 acres of real property located on the northwesterly side of Childers Road, south of Monet Drive, being formerly known as 3383 Childers Road and a portion of 3363 Childers Road, Land Lot 28, 1st District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). On October 20, 2015, the Cobb County Board of Commissioners approved development of the Property to the R-15 zoning classification, with the final site plan to be approved by the District Commissioner. On or about August 25, 2016, then District Commissioner JoAnn Birrell approved a Site Plan for development of the Property. On February 5, 2018, now District Commissioner Bob Ott approved a revised Site Plan for development of the Property. Copies of the Site Plans previously approved by the District Commissioners are submitted with this Application for "Other Business"; and reduced copies of the approved site plans are attached collectively hereto as Exhibit "1" and incorporated herein by reference.

Applicant, in completing development plans for the single-family residential community, seeks approval by the Cobb County Board of Commissioners for revisions to the previously approved Site Plans and amendments to certain stipulations and conditions related to development of the Subject Property. With this Application for "Other Business," Applicant presents for approval the revised Site Plan prepared for Applicant by WK Dickson, last revised April 6, 2018, a reduced copy of which is attached hereto as Exhibit "2," for ease of reference, and is further submitted with the overall Application package. Applicant specifically seeks amendment to the Site Plan as follows:

- (1) Reduce the required front setback from thirty-five (35) feet to twenty-five (25) feet for Lots 2, 3, 4, 5, 6, and 7; and
- (2) Increase the rear setback from thirty (30) feet to forty (40) feet for Lots 2, 3, 4, 5, 6, and 7.

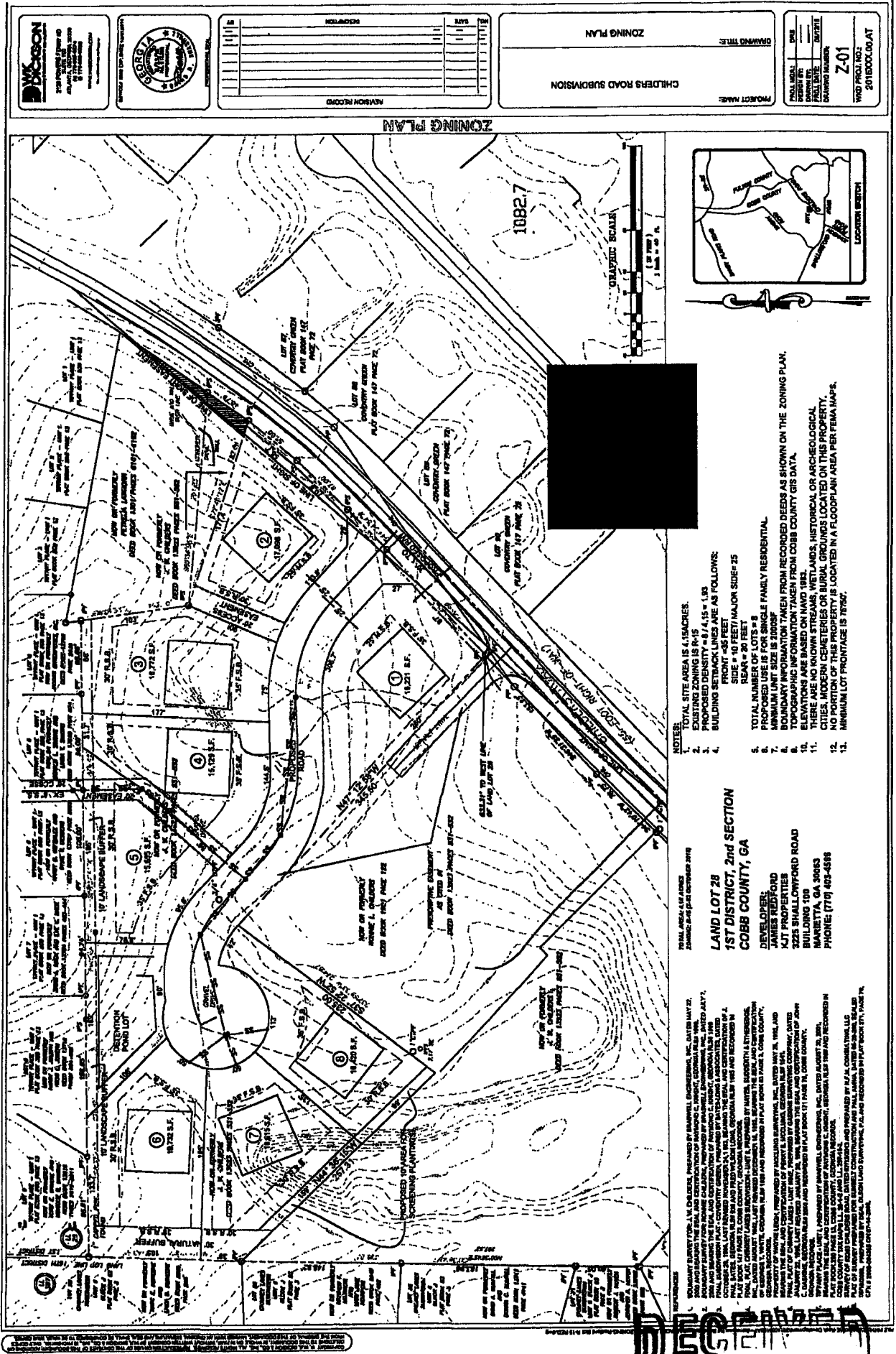
The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the development initially approved by the Cobb County Board of Commissioners, and is sought to promote a quality development standard for future residents. If the requested amendments to the Site Plan and stipulations are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing held on October 20, 2015, as to the original rezoning of the Subject Property; as well as any other amendments by Board of Commission approval or District Commissioner approval, which are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan and Stipulation Amendment.

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Approved 8/25/16 go to Benell Dist 3 Commission
2-9-2015



- NOTES:**
- TOTAL SITE AREA IS 4.15 ACRES.
 - EXISTING ZONING IS R-15
 - PROPOSED DENSITY = 8 / 4.15 = 1.93
 - BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 45 FEET
REAR - 30 FEET
SIDE - 10 FEET MAJOR SIDE = 25
 - TOTAL NUMBER OF UNITS IS 25
 - MINIMUM UNIT SIZE IS 2000 SF
 - BOUNDARY INFORMATION TAKEN FROM RECORDED DEEDS AS SHOWN ON THE ZONING PLAN.
 - TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS DATA.
 - ELEVATIONS ARE BASED ON NAVD 1983.
 - THERE ARE NO KNOWN STREAMS, WETLANDS, HISTORICAL OR ARCHAEOLOGICAL SITES, MODERN CRYPTICITIES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
 - ALL LOTS LOCATED IN A FLOODPLAIN AREA PER FEMA MAPS.
 - MINIMUM LOT FRONTAGE IS 10 FEET.

**LAND LOT 28
1ST DISTRICT, 2nd SECTION
COBB COUNTY, GA**

DEVELOPERS:
JAMES REDFORD
KJT PROPERTIES
3225 SHALLWORTH ROAD
MARIETTA, GA 30063
PHONE: (770) 493-4588

PLAT INFORMATION:
THE PLAT OF LAND LOT 28, 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, WAS PREPARED BY JAMES REDFORD, INC., DATED MAY 17, 2014, AND RECORDED IN PLAT BOOK 101, PAGE 17. THE PLAT OF LAND LOT 28, 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, WAS PREPARED BY JAMES REDFORD, INC., DATED MAY 17, 2014, AND RECORDED IN PLAT BOOK 101, PAGE 17. THE PLAT OF LAND LOT 28, 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, WAS PREPARED BY JAMES REDFORD, INC., DATED MAY 17, 2014, AND RECORDED IN PLAT BOOK 101, PAGE 17. THE PLAT OF LAND LOT 28, 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, WAS PREPARED BY JAMES REDFORD, INC., DATED MAY 17, 2014, AND RECORDED IN PLAT BOOK 101, PAGE 17.

EXHIBIT "1"

REGISTERED
AUG 14 2018

COBB CO. COMM. L.
ZONING DIVISION

**SITE PLAN PRESENTED FOR APPROVAL
IN APPLICATION FOR "OTHER BUSINESS"
AT SEPTEMBER 18, 2018, BOARD OF
COMMISSION ZONING HEARING**

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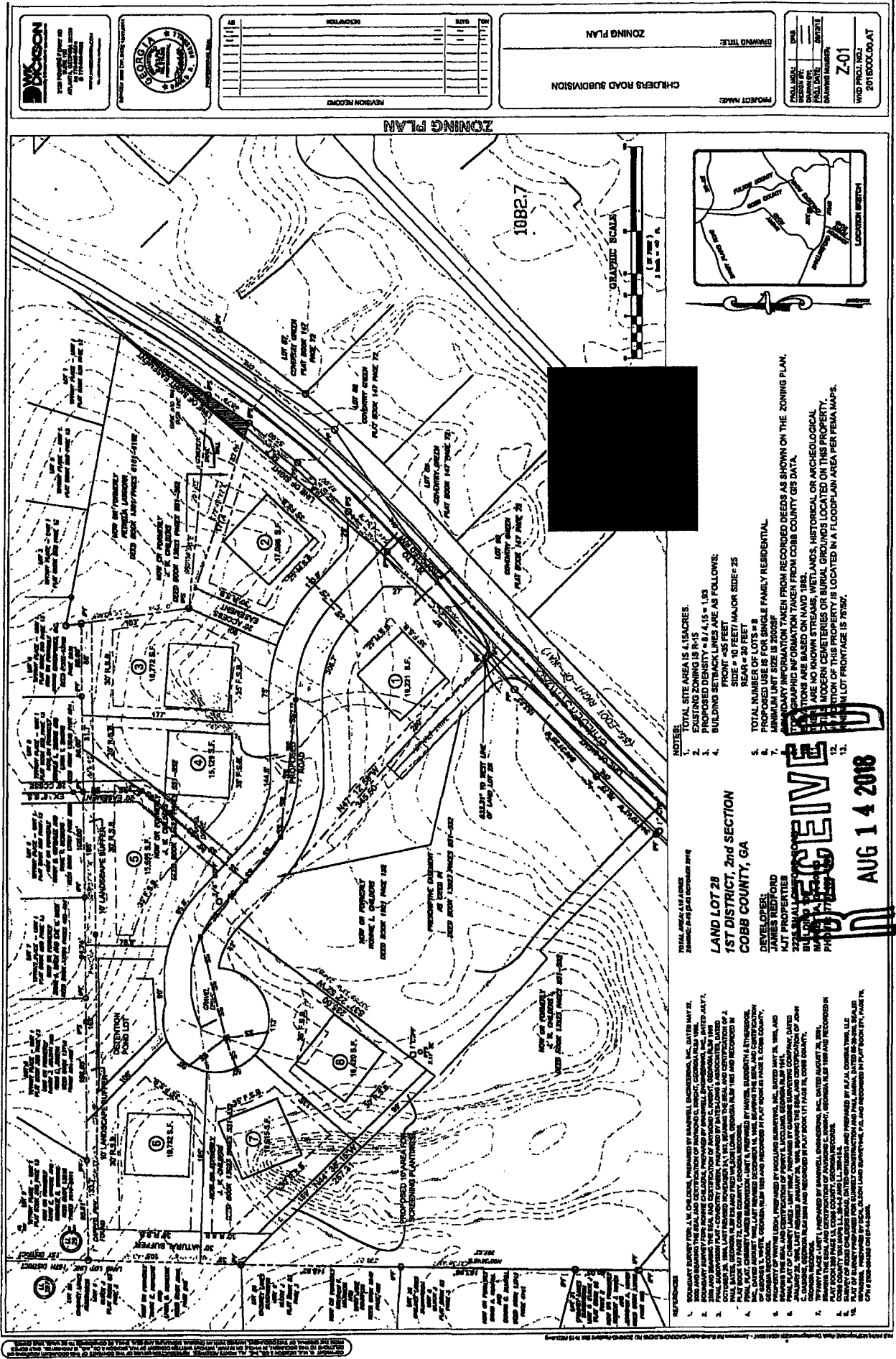
**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

**SITE PLAN APPROVED BY
DISTRICT COMMISSIONER
JOANN BIRRELL ON
AUGUST 25, 2016**

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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

Approved 8/25/16 go to Benell Dist 3 Commission
297 2015



NOTES:

- TOTAL SITE AREA IS 4.15 ACRES.
- EXISTING ZONING IS R-15.
- PROPOSED DENSITY = 81.419 = 1.83
- BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT - 45 FEET
SIDE - 10 FEET / MAJOR SIDE - 25 FEET
REAR - 40 FEET
- TOTAL MINIMUM LOT SIZE IS 2000 SF.
- PROPOSED USE IS FOR SINGLE FAMILY RESIDENTIAL.
- MINIMUM LOT SIZE IS 2000 SF.
- SECONDARY INFORMATION TAKEN FROM RECORDED DEEDS AS SHOWN ON THE ZONING PLAN. CONDITIONS ARE BASED ON HAND 1981.
- ARE NO KNOWN STREAMS, WETLANDS, HISTORICAL OR ARCHAEOLOGICAL MONUMENTS OR OTHER FEATURES LOCATED ON THIS PROPERTY.
- ALL LOTS LOCATED IN A FLOOD-PLAIN AREA PER FEMA MAPS.
- THE MINIMUM LOT FRONTAGE IS 15 FEET.

REFERENCES:

- DEED BOOK 1088, PAGE 1088, PREPARED BY MARVELL ENGINEERING, INC. DATED MAY 21, 1981.
- DEED BOOK 1088, PAGE 1088, PREPARED BY MARVELL ENGINEERING, INC. DATED MAY 21, 1981.
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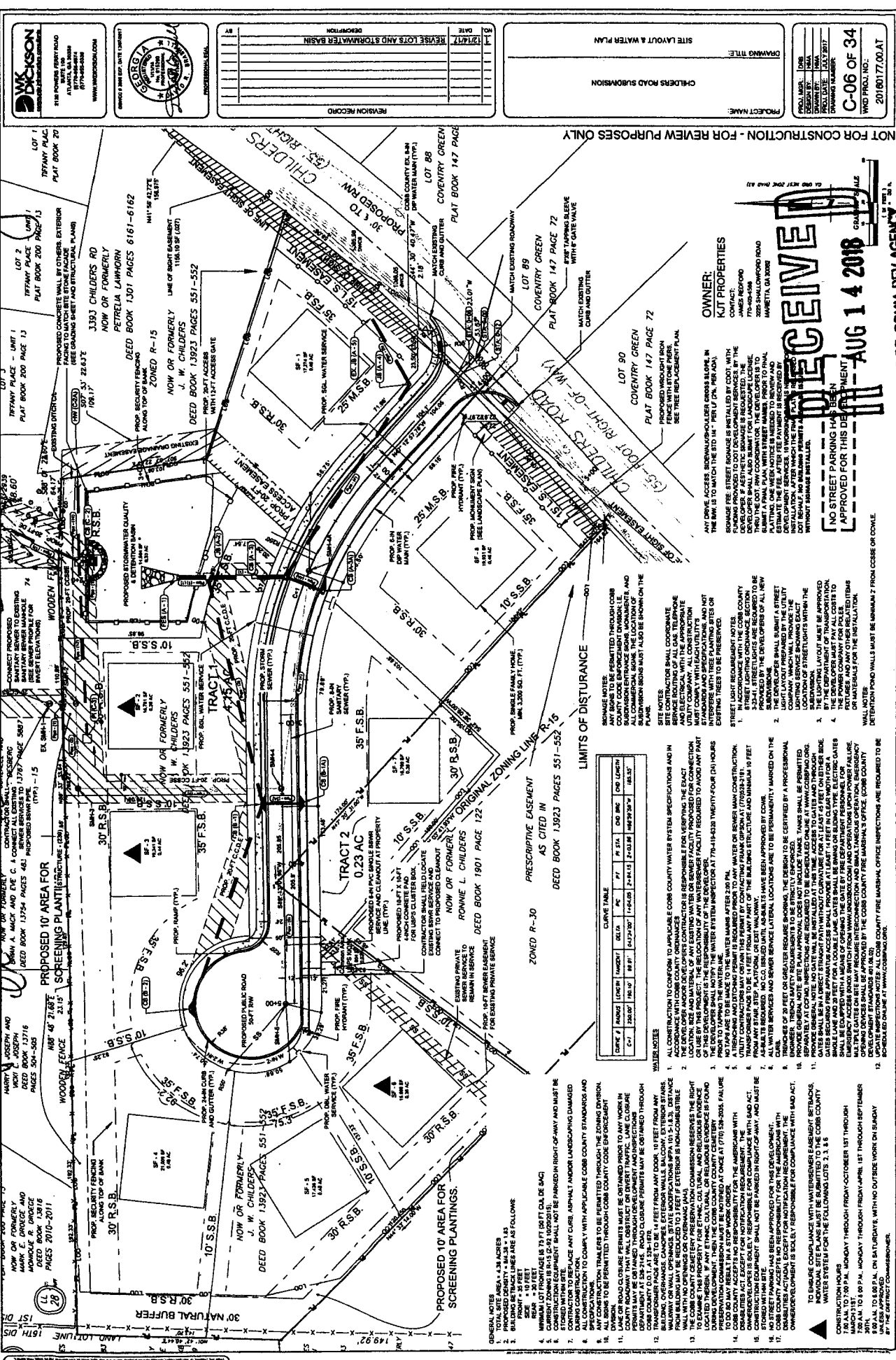
GOBB CO. COMM. DEV. AGENCY
ZONING DIVISION

**SITE PLAN APPROVED BY
DISTRICT COMMISSIONER BOB OTT
ON FEBRUARY 5, 2018**

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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

Approved for approval of site plan back to Commission report 2/5/18
 approved with approval for District



GENERAL NOTES:
 1. ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS AND IN THE DEVELOPER'S OWN COUNTY JURISDICTION IS THE RESPONSIBILITY OF THE DEVELOPER.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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 19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NOT FOR CONSTRUCTION - FOR REVIEW PURPOSES ONLY

OWNER:
 KOT PROPERTIES
 3225 SHALLOWFORD ROAD
 MARSHALL, GA 30054

PROJECT NAME:
 CHILDERS ROAD SUBDIVISION

DRAWING TITLE:
 SITE LAYOUT & WATER PLAN

REVISION RECORD:

NO.	DATE	DESCRIPTION
1	11/17/17	REVISE LOTS AND STORMWATER BASIN

SCALE:
 1" = 40' (SEE SHEET 200-01)

DATE:
 11/17/17

PROJECT NO.:
 20180177.00.A1

C-06 OF 34

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 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION
 2-92/2015

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING AS TO APPLICATION FOR
REZONING Z-92 (2015)
- OCTOBER 20, 2015**

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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
OCTOBER 20, 2015
9:00 A.M.**

The Board of Commissioners Zoning Hearing was held on Tuesday, October 20, 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:

Vice Chair JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Bob Ott
Commissioner Bob Weatherford

Chairman Tim Lee – not present

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-92 **E-ROCK DEVELOPMENT, LLC** (Melonee Bates, Petrelia Lawhorn, Nancy L. Shababy and Louis M. Shababy, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Residential Subdivision in Land Lot 28 of the 1st District. Located on the northwesterly side of Childers Road, south of Monet Drive (3363 and 3383 Childers Road).

The public hearing was opened, and Mr. Kevin Moore, Mr. David Rumrill, and Mr. Jose Espinel addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to approve Z-92 to the **R-15** zoning category, subject to:

- **Final site plan to be approved by the District Commissioner**
- **Letter of agreeable conditions from Mr. Kevin Moore. dated October 20, 2015 (attached and made a part of these minutes)**
- **Maximum of eight lots**
- **No private streets**
- **Any off-site stormwater improvements must have homeowners approval**
- **Removal of any hazardous tanks or environmental cleanup must be done in compliance with local and state agency laws**
- **Any reduction to the front setbacks to be added to the rear setback**
- **Applicant to work with residents of Chimney Lakes & Tiffany Place regarding Stormwater Management process after Plan Review**
- **Fire Department comments and recommendations, *not otherwise in conflict***
- **Water and Sewer Division comments and recommendations, *not otherwise in conflict***
- **Stormwater Management Division comments and recommendations, *not otherwise in conflict***
- **Cobb DOT comments and recommendations, *not otherwise in conflict***
- **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 4-0, Lee absent

MOORE INGRAM JOHNSON & STUBBLE

Mr. Perry Martin, MPA
Planner II
Zoning Division
Cobb County Community Development Agency
Page 2 of 8
October 20, 2015

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reviewing the uses of surrounding properties, and following the presentation to the Commission before the Cobb County Planning Commission. It has been authorized by the Applicant to submit this revised letter of agreement and stipulations, which, if the Application for Rezoning is approved, as submitted, shall be the basis of the grant of the requested rezoning and shall be binding upon the Subject Property. The revised stipulations are as follows:

- (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, together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-30 to the proposed zoning category of R-15, site plan specific to the Zoning Plan prepared for Applicant by W.K. Dixon & Co., Inc., dated December 4, 2014, last revised April 15, 2015. A reduced copy of the Zoning Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of 4.72 acres of total site area and shall be developed for a residential community comprised of a maximum of ten (10) single-family, detached residences.
- (4) The proposed residences shall have a minimum of 3,200 square feet.
- (5) The proposed residences shall be traditional and Craftsman in style and architecture and shall have a minimum two-car garage.
- (6) The residences within the proposed community shall have four-sided architecture, having all sides of the exterior walls finished with brick, stone, stacked stone, horizontal siding, or similar materials. No vinyl siding materials shall be used on the exterior of the proposed residences.
- (7) The minimum lot size of lots within the proposed residential community shall be 15,000 square feet.
- (8) All front and side yard areas of the proposed residences shall be fully seeded.

RESOLUTION JOHNSON & SUZUKI

Mr. Gary Martin, MPA

Mayor

Zoning Division

Cobb County Community Development Agency

August 11, 2015

August 20, 2015

Priority

Complaint

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

- (9) Entrance signage shall be ground based, monument-style signage, and shall consist of brick, stone, or concrete. The signage shall be made of high quality materials complementary to and consistent with the architectural style of the proposed residences. The signage shall be professionally designed, implemented, and maintained. The signage of the entrance area shall comply with the mandatory homeowners' association as set forth in the declaration of covenants, easements, and restrictions.
- (10) Applicant agrees to the creation of a mandatory Homeowners Association consistent with community standards. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas, open space and outdoor areas, landscaping around recreation areas, and entrance areas contained within the proposed residential community.
- (11) 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 development.
- (12) Street lighting within the proposed community shall be environmentally sensitive, decorative, and chosen to the architecture and style of the residences, as offered by the power provider.
- (13) Applicant agrees to construct an internal sidewalk along one side of the street within the proposed residential community which shall connect to existing street sidewalks. Said internal sidewalk shall comply in all respects with Cobb County standards and ordinances.
- (14) All utilities servicing the residences within the proposed community shall be underground.
- (15) There shall be no direct access from any lots within the proposed community to Childers Road, or any surrounding properties.
- (16) All construction and employee vehicles and equipment will be parked and otherwise located on the site or in a designated area for the duration of the construction of residences, and shall not be parked on Childers Road or

MICHAEL INGRAM JOHNSON & STEELE

Mr. Terry Martin, MPA
Planner II
Zoning Division
Cobb County Community Development Agency
P.O. Box 1000
Cobb County, GA 30144
October 20, 2015

Petition No. 2-2015
Meeting Date 10/20/15
Commissioner

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ZONING DIVISION

- (23) The detention areas shall be as shown and reflected on the referenced Zoning Plan. The areas shall be fenced with a black, vinyl-coated chain link fence, a minimum of six (6) feet in height, with landscaping to the exterior for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review process. All vegetation and landscaping surrounding the detention areas shall be maintained by the mandatory homeowners association. Any exposed concrete walls shall have a brick or stone façade.

- (24) To further provide for maximum stormwater and erosion control during and following development, Applicant agrees as follows:
 - (a) Proposed Lots 8, 9, and 10 shall be graded to provide drainage from the front of the proposed lots to the cul-de-sac, and ultimately into the detention facility;

 - (b) Applicant agrees to monitor stormwater drainage from the detention areas during development and construction of the proposed development to prevent excessive drainage into the Tiffany Place storm sewer areas. Applicant further agrees to employ the services of an engineer certified in stormwater management to review the capacity of the Tiffany Place storm sewers and to provide documentation to the Applicant and the Tiffany Place Homeowners Association Board as to its adequacy to support the drainage which it currently supports.

 - (c) Applicant agrees that the stormwater management of the proposed development shall be engineered sufficiently to allow for drainage within the development will be directed to the detention facility as shown and reflected on the referenced Zoning Plan;

 - (d) Adequate piping and inlets shall be installed to connect with existing drainage from adjacent property to the south, along the western border, and then to the existing drainage pipe and ballcatch on Windsong Court. Surface water runoff from the rear of proposed Lots 8, 9, and 10 shall be directed to the inlet at the rear (western side) and into piping which will connect with the existing pipe and ballcatch on Windsong Court. All plans related to this control measure shall be approved in accordance with Cobb County standards and ordinances and approved by the Cobb County Stormwater Management Division.

MORRIS RAM JOHNSON & STELLER

Mr. Jerry Martin, MPA

City Manager

Zoning Division

Cobb County Community Development Agency

October 30, 2015

Petition No. _____

Meeting Date _____

Continued

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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

- (c) Erosion and silt control along the property side of the Subject Property shall be installed and maintained during development of infrastructure and construction of residential lots to prevent silt and excessive water flow onto adjacent property and the lower lake located within Cumincy Lakes Subdivision.
- (25) Applicant agrees to comply with all Cobb County development standards and ordinances relating to parking lots, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (26) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and economic management, including, but not limited to, drainage facilities and any and all other required engineering features of the foregoing. Any disturbed areas must be replanted.
- (27) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Construction of "tapers" along the frontage of the Subject Property on Childers Road;
 - (b) Installation of curb, gutter, and sidewalk along the frontage of the Subject Property on Childers Road.
- (28) Applicant agrees to consult and work with the residents of Tishay Place located at 4712, 4716, 4720, and 4724 Mober Drive concerning the development and construction of the lots adjacent to said residences to ensure all issues are taken to avoid water run-off, drainage, and other adverse construction issues.

The attached zoning petition, with the zoning map and the revised subdivision plat, are being submitted to the Board of Commissioners for their review and approval. The Board of Commissioners will be of the most helpful to the community and the applicant. Thank you for your consideration in this request.

MOORE INGRAM JOHNSON & STEELE

Mr. Terry Martin, MPA
Planner II
Zoning Division
Cobb County Community Development Agency
Page 7 of 8
October 20, 2015

Petition No. _____
Meeting Date _____
Continued

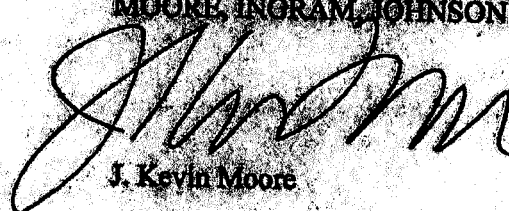
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:

Timothy D. Lee, Chairman

JoAnn Bitrell

Lisa N. Cupid

Robert J. Ott

Bob Weatherford

(With Copy of Attachment)

Christi S. Trombetti, Member

Cobb County Planning Commission

(With Copy of Attachment)

Jill Flamm, President

Trust Center

East Cobb Civic Association, Inc.

(With Copy of Attachment)

Mary Kaineake

David Hamill

Area Residents

(With Copy of Attachment)

Louise Briggs

Tiffany Place Homeowners Association

(With Copy of Attachment)

NICHOLE INGRAM JOHNSON & STUBBLE

Mr. Terry Martin, MPA

Planner II

Zoning Division

Cobb County Community Development Agency

Page 8 of 8

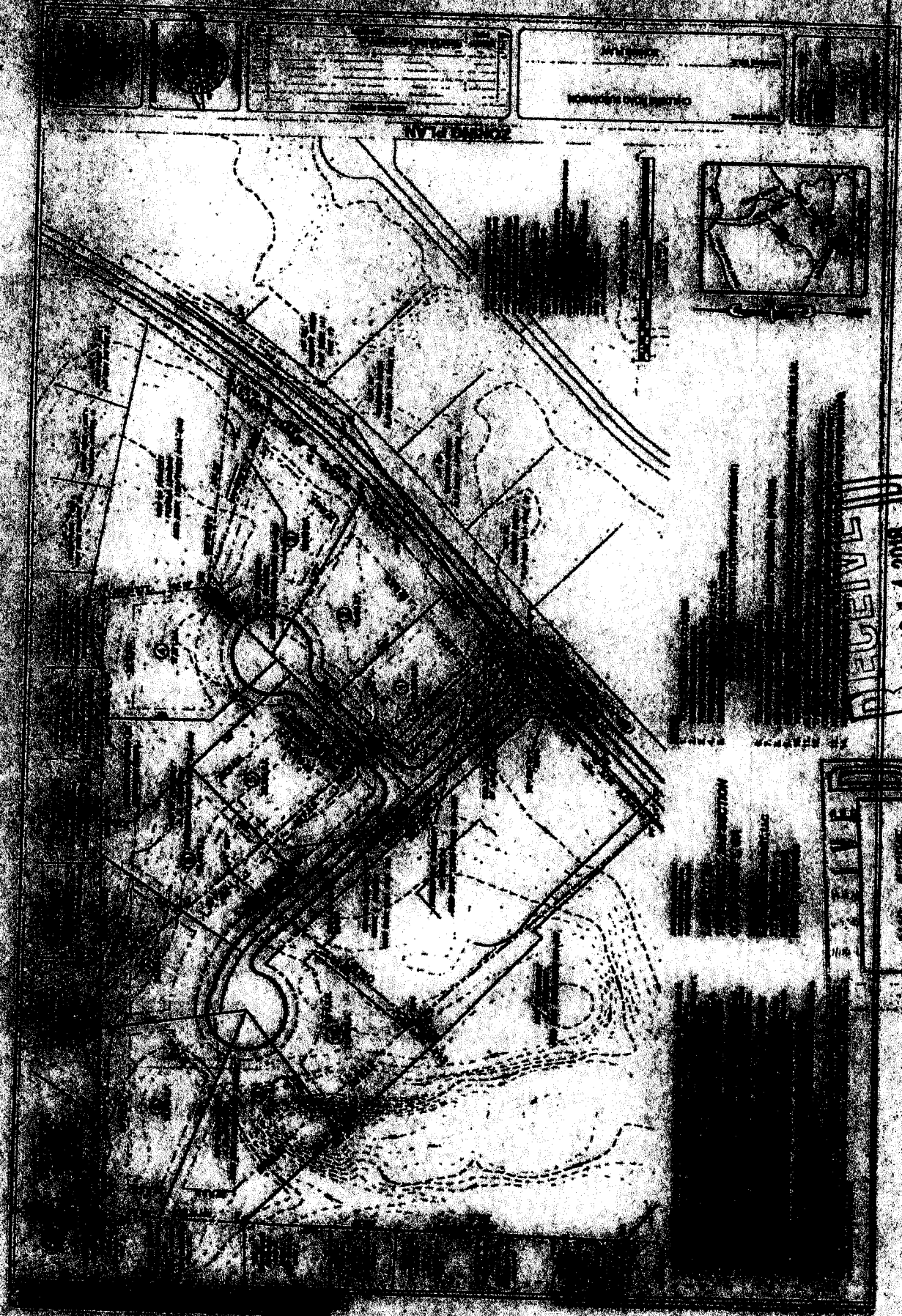
October 20, 2015

Petition No. _____
Map No. _____
Continued

E-Rock Development, LLC
(With Copy of Attachment)

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ZONING DIVISION



NY 12 BLDG 02

Plan No. _____
Meeting Date 7/25/18
Commissioner _____

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ZONING DIVISION

**2017 PAID AD VALOREM PROPERTY TAX
RECIPTS FOR SUBJECT PROPERTY
(TAX PARCEL NOS. 01002800020 AND
PORTION OF 0100280005,
NOW TAX PARCEL NO. 01002800630)**



Printed: 8/13/2018

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
KJT PROPERTIES LLC

KJT PROPERTIES LLC

Payment Date: 10/13/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2017	01002800020	10/15/2017	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$6,883.10	\$0.00



Scan this code with your mobile phone to view this bill!

RECEIVED
AUG 14 2018

**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 8/14/2018

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
CENTRAL LOAN ADMINISTRATION

SHABABY NANCY L & LOUIS M

Payment Date: 10/6/2017

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2017	01002800050	10/15/2017	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$6,754.69	\$0.00	



Scan this code with your mobile phone to view this bill!

RECEIVED
AUG 14 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PARID: 01002800630
KJT PROPERTIES LLC

NEIGHBORHOOD: 16039993

TAX YEAR: 2018
CHILDERS RD

Parcel

Class	Residential Lots
Total Acres	.226
Total Land Sqft	9845
Address	CHILDERS RD
Neighborhood	1603 - 9993 DEVELOPMENT LAND

Owner

Owner	KJT PROPERTIES LLC
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Legal

Tax District	9 - UNINCORPORATED
Subdivision Number	9991

RECEIVED
AUG 14 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION