

SAMS, LARKIN, HUFF & BALLI, LLP

ATTORNEYS AT LAW

376 POWDER SPRINGS STREET

SUITE 100

MARIETTA, GA 30064-3448

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August 1, 2018

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30064

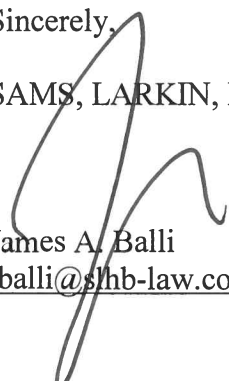
Re: Application of InLine Communities, LLC to Rezone a Tract of land from R-20 to RSL – Non Supportive, Land Lots 606 and 579, 16th District, 2nd Section, Cobb County, Georgia, 2727 Old Lost Mountain Road (“Site”) (Z-32 of 2018).

Dear John:

Attached is a copy of a new Site Plan that is being filed and attached to the stipulation letter. I have enclosed five (5) full sized copies and one (1) 8½” x 11” for you and your staff’s review. The Plan was revised July 30, 2018 and depicts the guest parking spaces. Thank you for your time and assistance.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP


James A. Balli
jballi@slhb-law.com

Enclosures

cc: InLine Communities, LLC
Commissioner Lisa Cupid
Planning Commissioner Galt Porter
Pamela L. Mabry, County Clerk

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"
 SITE PLANNING ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING
 350 RESEARCH COURT # PEACHTREE CORNERS, GEORGIA 30092 # (770) 451-2741 # FAX (770) 451-1915

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/21/2018	PRELIM LOT LAYOUT
2	04/04/2018	PRELIM LOT LAYOUT
3	04/26/2018	PRELIM LOT LAYOUT
4	06/22/2018	ADDED 125 TRIP
5	06/12/2018	ADDED ASSURANCE
6	06/21/2018	ADDED ASSURANCE
7	07/30/2018	ONSET PARKING

ZONING PLAN
 SCALE: 1" = 120'
 DATE: 06/21/2018
 PROJECT: 17552.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

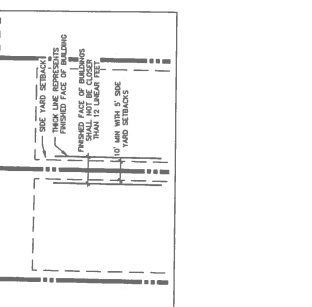


Z1
 SHEET

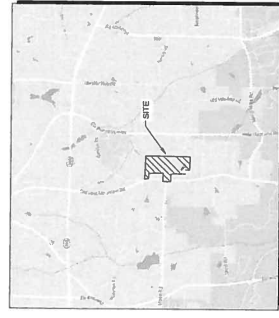
OLD LOST MTN RD. AT MOON RD.
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT
 IN LINE COMMUNITIES
 48 ATLANTA STREET
 MARIETTA, GA 30060
 PHONE: 404-855-0913

SITE DATA:

TOTAL GROSS LOT AREA	52.844 ACRES
ZONING	RESIDENTIAL
EXTENDING ZONING	RESIDENTIAL
PROPOSED ZONING	RESIDENTIAL
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	311
MAX. LOT DENSITY ALLOWED	4.11 UNITS/ACRE
STREETS SUMMARY	
MAJOR SIDE SETBACK	10 FEET
MINOR SIDE SETBACK	5 FEET
MAX. BUILDING HEIGHT	35 FEET
MIN. LOT AREA	4,000 SQ. FT.
TYPICAL LOT SIDE SETBACK	5 FEET
OPEN SPACE SUMMARY	
NET SITE AREA	51.882 ACRES
PROPOSED OPEN SPACE	14.4 ACRES
PARKING SUMMARY	
MIN. PARKING PER DWELLING ALLOWED	1.5 SPACES/UNIT
MIN. PARKING PER DWELLING PROVIDED	1.5 SPACES/UNIT
AMENITY PARKING SPACES (PER DWELLING)	40 SPACES
ON-STREET PARKING SPACES (PER DWELLING)	31 SPACES
TOTAL PARKING PROVIDED	71 SPACES



NOTES:
 PORTLAND OR FINISHING STATE WATERLE BUFFERS ARE 25 FEET FROM NORMAL POOL BUFFER AVOIDANCE WILL BE USED FOR STREAM SEGMENT BELOW POND



GEORGIA80
 PROFESSIONAL ENGINEERING
 CERTIFICATION #00000018 EAP. 02/20/18