

# Application for "Other Business"

## Cobb County, Georgia

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

**RECEIVED**

08-66

NOV - 2 2018

BOC Hearing Date Requested: 12/18/18  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant: JAMES C. LANE, JR  
(applicant's name printed)

Phone #: 678-549-0368

Address: 3640 COCHRAN LK Rd

E-Mail: RUHURTN\_CALLJim@yahoo.com

WES STANSBURY

Address: 6470 WAUCLAMP PR, COMMING, GA 30040

(representative's name, printed)

[Signature]

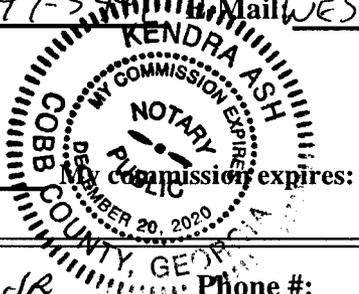
Phone #: 770-597-5411

E-Mail: WES@WESTANSBURY.COM

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires:

12/20/2020

Titleholder(s): JAMES C. LANE, JR  
(property owner's name printed)

Phone #: 678-549-0368

Address: 3640 COCHRAN LK Rd

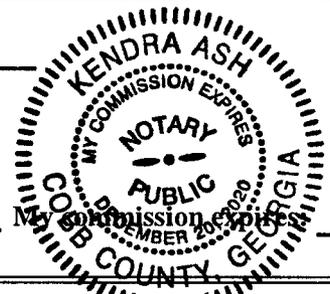
E-Mail: RUHURTN\_CALLJim@yahoo.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public



My commission expires:

12/20/2020

Commission District: 3

Zoning Case: Z-84

Size of property in acres: 1/2

Original Date of Hearing: 12/20/16

Location: 3640 COCHRAN LK Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 330 & 331

District(s): 16<sup>th</sup>

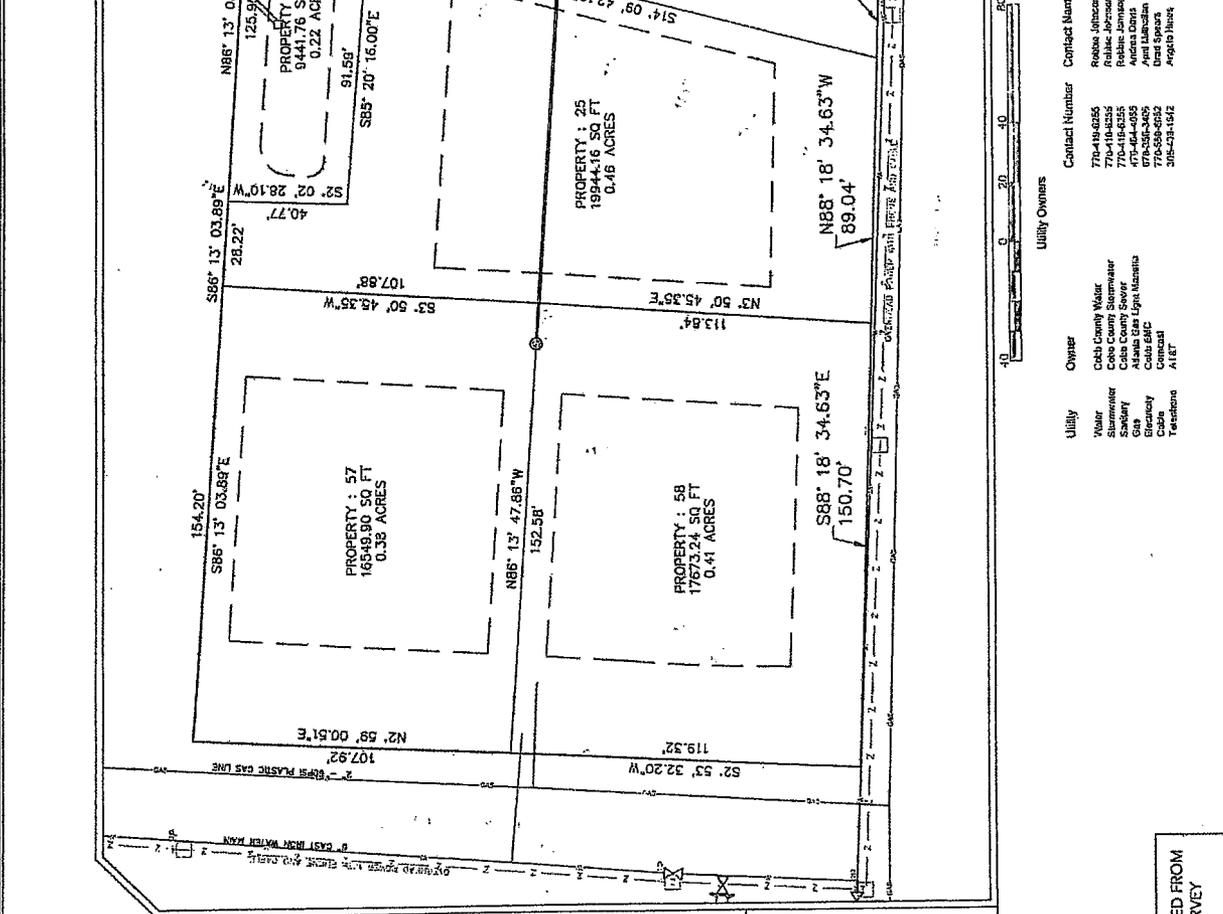
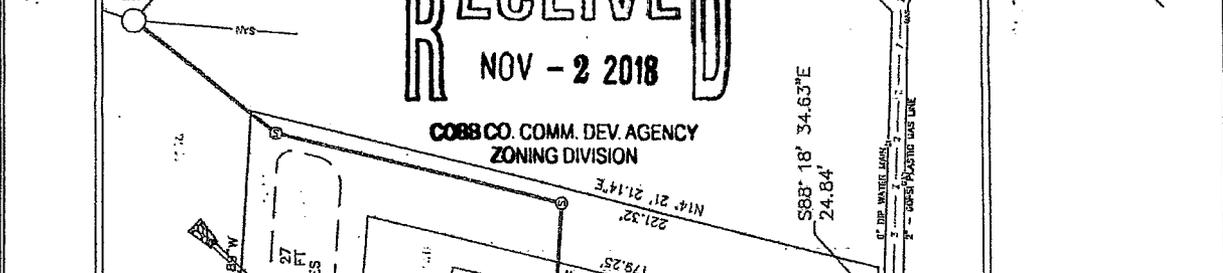
State specifically the need or reason(s) for Other Business:

Due to Health & Economic Conditions Property  
has not been sold. Presently working on contract  
request that stipulation be removed or  
extended for 2 years. See attached stipulation

(List or attach additional information if needed)

DATE	11/25/2018
BY	1 - 20
TITLE	C1.01a
PROJECT	180138

**RECEIVED**  
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 ZONING DIVISION



**VICINITY MAP**  
 NOT TO SCALE

Mid Project Coordinates  
 Northing: 34° 00' 15.97"N  
 Easting: 84° 26' 42.73"W  
 UTM Zone: 18Q

**Current Zoning Information**  
 1. Current Zoning Classification: R-15 Single-Family Residential Zone  
 2. Minimum Yard Dimensions:  
 Front Yard 35'-0"  
 Side Yard 10' (Adjoining Residential Zone)  
 Rear Yard 25' (Adjoining Public Road Frontage)  
 Rear Yard 30'  
 3. Maximum Height of Structure: 35'

**LEGEND**  
 Utility Lines:  
 1" = 100' SCALE  
 0 20 40 60 80 100

Utility Owners:  
 Utility: Water, Sewer, Sanitary, Gas, Electricity, Telephone  
 Owner: Cobb County Water, Cobb County Sewer, Cobb County Sanitary, Atlanta Gas Light, Cobb Gas, Cobb Electric, A18T  
 Contact Number: 770-418-0255, 770-418-0255, 770-418-0255, 478-464-0955, 770-558-8552, 305-538-1542  
 Contact Name: Robbie Johnson, Robbie Johnson, Robbie Johnson, Andrea Davis, David Sparks, Angela Hesse

**PROFESSIONAL ENGINEER**  
 GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 20710  
 11/25/18

PROPERTY SUBDIVISION  
 3610 Cochran Lake Rd  
 City of Marietta, Cobb County GA  
 Esbes Russell Engineering, Inc.  
 650 Lawrence Highway, Suite 103  
 Marietta, Georgia 30142  
 (770) 429-4200  
 www.esbesrussell.com

SURVEY DATA ON THIS PLAN SHEET WAS PULLED FROM COBB COUNTY GIS WEBSITE. NO EXISTING SURVEY WAS COMPLETED FOR THIS SITE.

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
DECEMBER 20, 2016  
PAGE 6**

**CAMPAIGN DISCLOSURE**

Mr. John Pederson, Zoning Division Manager, announced that all speakers who have made a campaign contribution totaling \$250.00 or more within the last two years to a local government official considering a zoning case are required to complete the "*Campaign Disclosure Form*" prior to speaking.

**CONSENT AGENDA**

MOTION: Motion by Lee, second by Cupid, to **approve/delete** the following items on the Consent Agenda, *as revised*:

**Z-84**            **JAMES C. LANE, JR.** (James C. Lane, Jr., owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 330 and 331 of the 16<sup>th</sup> District. Located at the northeast intersection of Fricks Road and Cochran Lake Road (3640 Cochran Lake Road). (*Previously continued by the Planning Commission from the October 4, 2016 and November 1, 2016 Planning Commission hearings*)

To **delete** Z-84 to the R-15 zoning category, subject to:

1. **Revised site plan dated October 6, 2016, with minor modifications to be approved by the District Commissioner (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from Mr. David Meyer dated December 20, 2016 (attached and made a part of these minutes), with the following change:**
  - A. **Item No. 3 – revise to read: "...consisting of a maximum of three lots,..."**
3. **Allowance of flexibility during Plan Review regarding the size of the stormwater management area as long as the adjoining lot remains in compliance with the R-15 district standards**
4. **Zoning Division comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**
8. **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**

**Rezoning Plat**

# Cochran Lake Road Tract

Cobb County, Georgia Land Lot 330 and 331, 16th District, 2nd Section

Prepared for:

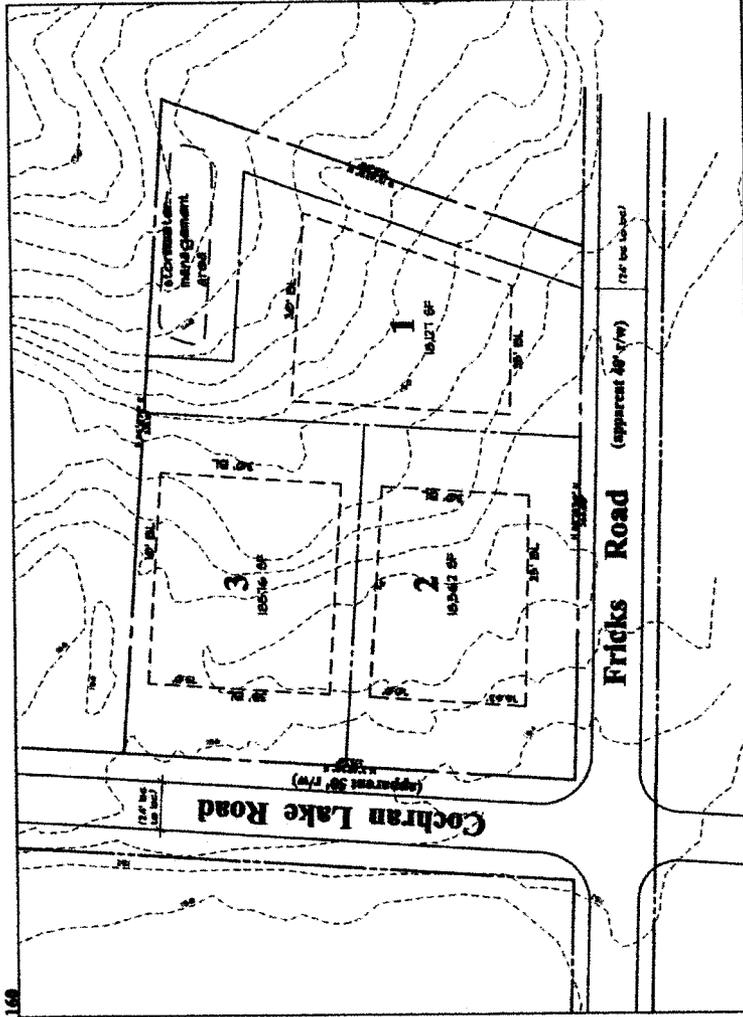
Mr. James C. Lane, Jr.  
3640 Cochran Lake Road  
Marietta, Georgia 30062

**DGM**  
Land Planning  
CONSULTANTS

975 Cum Run  
Box Street 12  
KENNESAW  
GA 30144  
770 514-3000  
FAX 514-9491

Scale: 1" = 40'

October 6, 2016



**Site Data**

Total Site Area: 1.50 AC  
Existing Zoning: R-20  
Proposed Zoning: R-15  
Total Units Shown: 3  
Density: 2.0 UN/AC  
Proposed Building Setbacks:  
(as shown)  
Minimum Lot Width: 75'  
Average Lot Size: 18,300 SF +/-

**Notes:**

1. Boundary from legal description provided by owner.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) 1506-00000A, dated December 16, 2009, no portion of the site contains flood hazard.
4. No easements are shown to exist on site.
5. No streams or wetlands are shown to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. No utility easements are shown to exist on site.

Meeting Date 12-20-16  
 Petition No. 2-84  
 Site Plan  
 Doc. Type

December 20, 2016

Min. Bk. 81 Petition No. Z-84  
Doc. Type Letter  
Meeting Date 12-20-16

Mr. John Pederson, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, Georgia 300624



RE: REVISED Stipulation Letter for 1.5 AC Cochran Lake Property, Z-84

Dear Mr. Pederson:

On behalf of my client and applicant of Z-84, Mr. Jim Lane, this letter will serve as the REVISED stipulation letter that reflects that Mr. Lane is agreeable to the following stipulations becoming conditions and a part of the grant of the requested rezoning.

1. These stipulations and conditions set forth shall replace and supercede all prior stipulations and conditions previously proposed.
2. The rezoning of this property shall be from R-20 to R-15 (minimum 15,000 SF lots) based on but not site specific to the site plan prepared by DGM Land Planning Consultants, Inc. dated October 24, 2016.
3. The subject property consisting of 1.5 AC shall be developed as a Single Family Detached Residential Community consisting of 3 lots, each with a minimum lot size of 15,000 SF and a maximum density of 2.0 UN/AC. *1x maximum of 3 lots*
4. The residences shall have a minimum of 3,000 SF of heated space and shall consist of a traditional architectural.
5. All front, side, and rear yards of the residences to be constructed shall be sodded and irrigated.
6. The Stormwater Management Area shall be fenced with a black vinyl coated chain link fence 6' in height with accompanying landscaping for visual screening as per Cobb County Standards. Evergreen plant material will be no less than 6' in height upon installation. Concrete retaining walls (if necessary) will be no higher than eight feet above outside grade. If concrete walls are installed, they will be painted or stamped with an earth tone color or pattern in order to visually blend with their surroundings. In the event that more 6' of vertical height of concrete wall is facing outward, the concrete wall will be faced with brick or stone. If more space is needed for retention and stormwater management than is shown on site plan dated October 24, 2016, more space may be taken from lots if necessary, provided that no lot becomes less than 15,000 SF. Plant material will be maintained to insure viability for 18 months or per Cobb County regulations whichever is greater.
7. All homes will have garages for two or three car vehicular parking purposes.
8. All garages will not be heated or cooled to avoid buyers converting the garage area into a living space. All garages are to remain garages.
9. Compliance with recommendations from Cobb County water system with respect to availability and capacity of water and sewer.
10. Compliance with Cobb County Fire Department with respect to fire prevention and first responder issues.

770 514-9006  
FAX 514-9491  
975 COBB PLACE  
BLVD, SUITE 212  
KENNESAW  
GA 30144  
DGMLPC.COM

Petition No. Z-84  
Meeting Date 12-20-16  
Continued

11. All construction vehicles and construction worker's vehicles must be parked on the property at all times. No vehicles are to be parked on Fricks Road or Cochran Lake Drive at any time.

12. Adherence to the following construction hours:

7 am to 5 pm Monday to Friday, October 1<sup>st</sup> to March 31<sup>st</sup>.

7 am to 7 pm Monday to Friday, April 1<sup>st</sup> to September 30<sup>th</sup>.

10 am to 4 pm Saturdays, no work on Sundays

Monday – Saturday, no deliveries before 8 am or after 7 pm

No deliveries on Sundays

13. If building permit for at least one house has not been issued within 24 months the property will revert back to original R-20 zoning.

Please give me a call if you have any questions Mr. Pederson. Thank you for your consideration.

Sincerely,

David G. Meyer  
President