

March 29, 2021

**VIA EMAIL  
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 for Rezoning of Green Line Partners, (“Applicant”), Ivey Road at Queens Mill Road in Land Lots 182 and 277 of the 18<sup>th</sup> District, Cobb County, Georgia. Z-61.

Dear John:

After receiving input and feedback from interested parties and amending our site plan to eliminate attached townhomes and drastically reduce the proposed density, we are hereby submitting a revised site plan and this letter of agreeable stipulations/conditions to ensure quality which will become conditions and a part of the grant of the requested rezoning and run with the land. This letter supersedes any previous stipulation letter and, upon grant of the rezoning we agree to the following:

1. The revised site plan shows 67 for sale, single family homes; each with two car garages. The architectural style, composition and design of the proposed single family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. The minimum heated floor area shall be 1,800 square feet.<sup>1</sup>
2. Resident and guest parking provisions shall be provided per applicable section of the Cobb County Zoning Ordinance and recommendations from the Cobb County Fire Marshal’s Office.
3. Applicant to provide secondary emergency access (24 feet paved fire access with gate and Cobb County Fire and Emergency Services approved Knox Box) at Mountain Trail as shown on site plan submitted.
4. Although not required by code, project will include 3.85 acres of the site as open space, comprising approximately 18% of the site. In response to community concerns regarding viewshed protection along Queens Mill Road, a portion of this open space shall be preserved along the frontage of Queens Mill Road as shown on site plan submitted.

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<sup>1</sup> The price points shall be \$300,000 and up.

5. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than five percent.
6. Applicant agrees to the recording and enforcement of a Declaration of Restrictive Covenants which shall contain covenants, rules, and regulations applicable to the proposed residential community.
7. Also, and in conjunction with the Declaration of Restrictive Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, open space, internal open space/recreational area, mail kiosk, and all landscaping and plantings.
8. Lighting within the proposed community shall be environmentally sensitive, decorative and themed to the architecture and style of the proposed residential homes.
9. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance landscaping shall be professionally designed, implemented, and maintained. All signage shall comply with the Cobb County Sign Ordinance.
10. There shall be internal sidewalks within the proposed residential community, as more particularly shown and reflected on the updated Site Plan. However, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.
11. The proposed residential community shall contain public streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb, in accordance with Cobb County requirements.
12. All utilities servicing the residences within the proposed community shall be located underground.
13. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Queens Mill Road or Ivey Road. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
14. All landscaping referenced herein; including, but not limited to, the frontage, entrance area [including entrance signage], island areas, perimeter landscape buffers provided

to protect adjacent property owners and open space areas, shall be approved by Cobb County as part of the plan review process and incorporated into the overall landscape plan for the proposed community.

15. All setbacks, landscape and buffer areas may be penetrated for purposes of access, utilities and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
16. All stormwater infrastructure shall be constructed in accordance with the Water Quality requirements of the CWA-NPDES-NPS Permit and Cobb County Water Quality Ordinance. Further, said stormwater infrastructure along Ivey Road shall be landscaped and screened per county requirements.
17. Development and construction hours for the proposed project shall be limited to the following:
  - a. 7:00 a.m. to 7:00 p.m. – Monday – Friday, April 1<sup>st</sup> through September 30<sup>th</sup>;
  - b. 7:00 a.m. to 7:00 p.m. – Monday – Friday, October 1<sup>st</sup> through March 31<sup>st</sup>;
  - c. 9:00 a.m. to 6:00 p.m. – Saturday; and
  - d. No work on Sunday unless approved by the District Commissioner.
  - e. To the extent blasting is required on the Site, any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24-hour notice must be given in writing to any occupied residence within 1000 feet of the Site.
18. Applicant requests approval of the following contemporaneous variances:
  - a. Any variances deemed necessary by the Cobb County Zoning Division Manager and as may be shown on the site plan submitted and approved by the Cobb County Planning Commission or Cobb County Board of Commissioners.
19. Applicant 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.

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20. The District Commissioner shall have the authority to make minor modifications to the site plan and these stipulations/conditions during the Plan Review process except for those that:
- a. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.
  - b. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.
  - c. Increase the height of a building that is adjacent to property that is zoned the same or in a more restrictive zoning district.
  - d. Change access location to a different roadway.
  - e. Increase the density of the Residential Community.
  - f. Violate the Cobb County Zoning Ordinance applicable to the property.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Applications being heard and considered by the Planning Commission and Board of Commissioners.

Sincerely,

TAYLOR ENGLISH DECISIONS, LLC

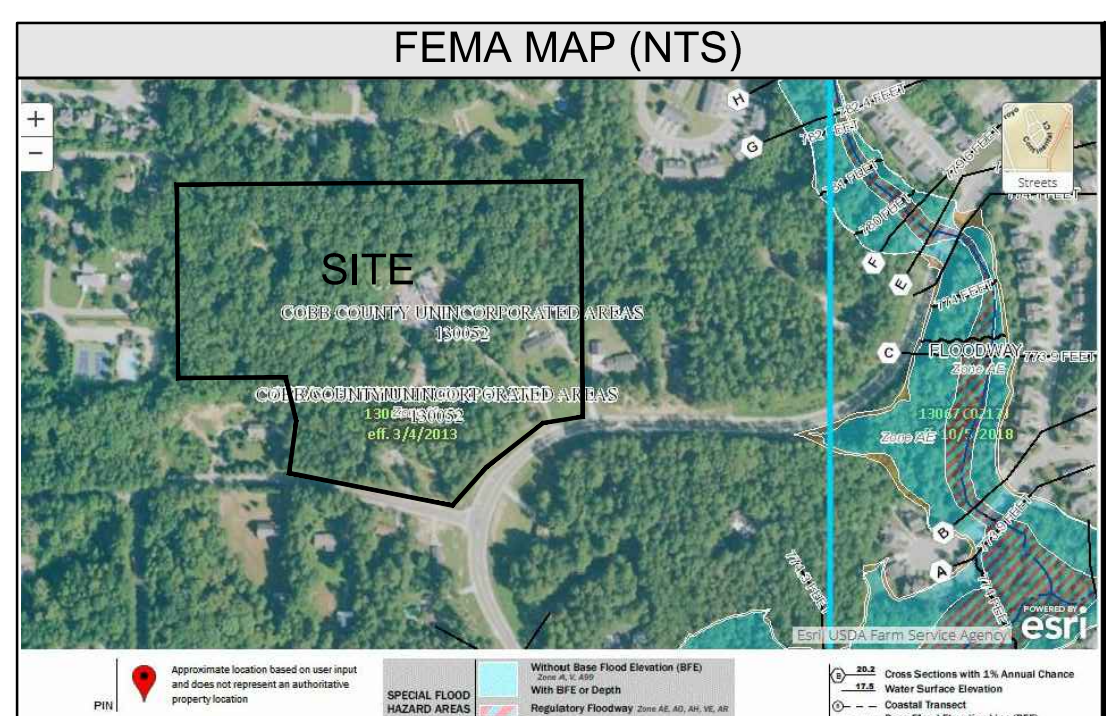
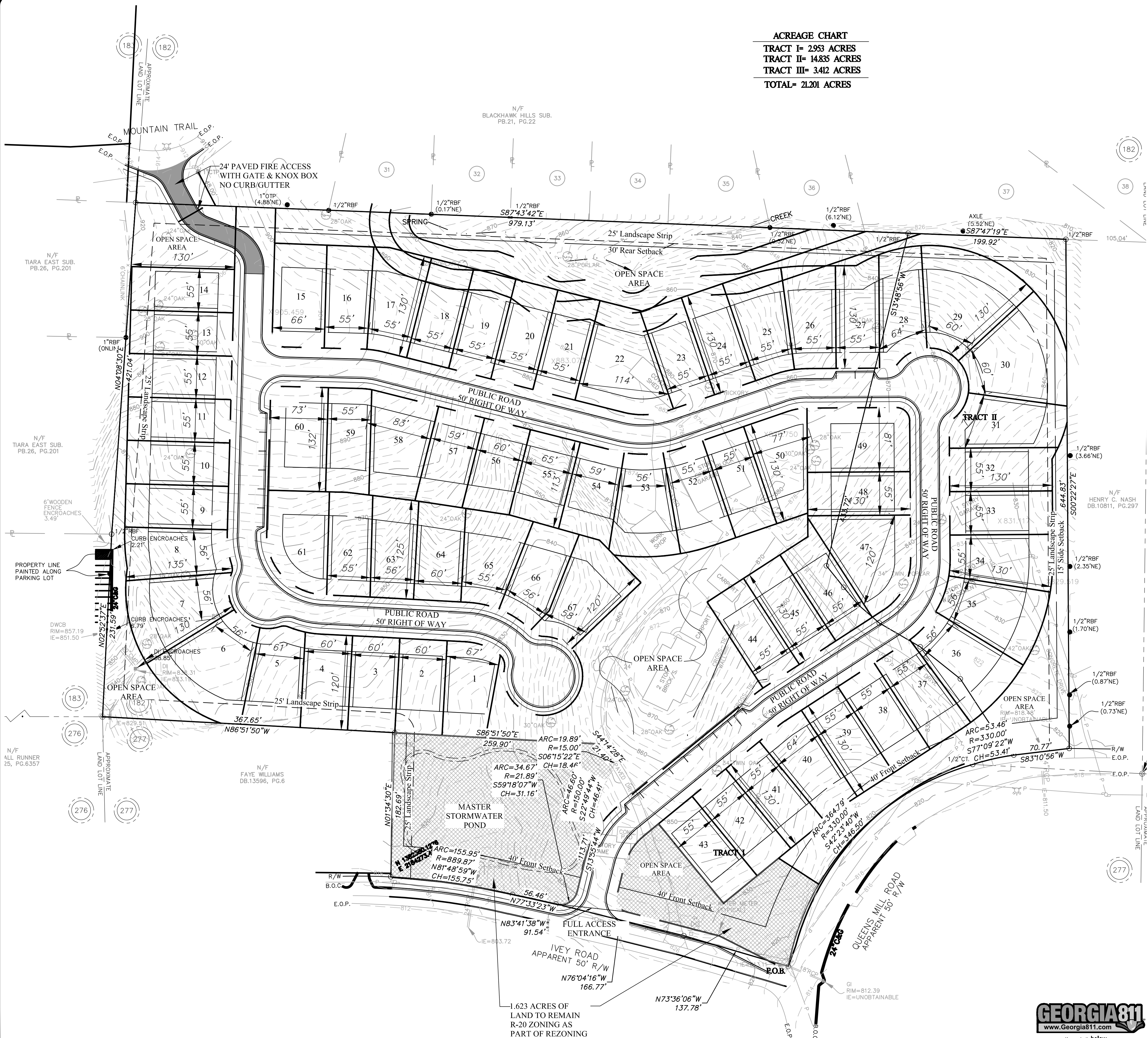


James A. Balli  
[jballi@tedecisions.com](mailto:jballi@tedecisions.com)

cc: Rob Adamson, Green Line Partners  
Jeff Anthony, Lennar Homes  
Galt Porter, Cobb County Planning Commission  
Monique Sheffield, Cobb County Commissioner, District 4  
Robin Meyer, Mableton Improvement Coalition  
Sonya Wheatley, Mableton Improvement Coalition



**ACREAGE CHART**  
**TRACT I= 2953 ACRES**  
**TRACT II= 14.835 ACRES**  
**TRACT III= 3.412 ACRES**  
**TOTAL= 21201 ACRES**



**SITE DATA:**

TOTAL SITE AREA	21.207 ACRES
RA-5 SITE AREA	19.584 ACRES
R-20 SITE AREA	1.623 ACRES

**ZONING**

EXISTING ZONING JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20
PROPOSED ZONING	RA-5 & R-20 Cnd.

**DATA SUMMARY**

SINGLE FAMILY DETACHED HOMES	67 UNITS
TOTAL SITE DENSITY	3.15 UNITS/AC

**SETBACK SUMMARY**

OVERALL PROPERTY SETBACKS	
PROPERTY FRONT SETBACK	40 FEET
MAJOR SIDE YARD SETBACK	40 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	30 FEET

**SINGLE FAMILY SETBACKS**

FRONT SETBACK	20 FEET
MAJOR SIDE YARD SETBACK	(variance) 10 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	30 FEET

**DEVELOPMENT STANDARDS**

AVERAGE MINIMUM SF OF HOME	1,800 SF
MAX BLDG HT	40 FEET
	(3 STORIES)
MINIMUM LOT SIZE	7,000 SF
MINIMUM LOT WIDTH	55 FEET
MAX IMPERVIOUS AREA	40.0%

**PARKING SUMMARY**

PARKING REQUIRED	138 SPACES
MIN. 0.5 SPACES PER DWELLING UNIT GUEST	35 SPACES
PARKING PROVIDED	173 SPACES
	2.50 SP/UNIT

**OPEN SPACE & COVERAGE SUMMARY**

OPEN SPACE PROPOSED	3.85 ACRES
PROPOSED % OF OPEN SPACE ONSITE	18.17% OPEN

**GENERAL NOTES:**

- BUFFER AVERAGING IS ALLOWED TO BE USED SO LONG AS THERE IS AT A MINIMUM OF 1:1 SQUARE FEET ADDED IN OTHER LOCATIONS ALONG STREAM SEGMENT

LOT #	LOT AREA (SF)	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	AVG. (SF)
1	7,286	26	7,938	51	7,150													
2	7,200	27	7,361	52	8,128													
3	7,186	28	7,958	53	9,187													
4	7,181	29	13,212	54	7,167													
5	8,280	30	12,845	55	7,285													
6	12,193	31	8,569	56	6,859													
7	10,266	32	7,208	57	7,206													
8	8,029	33	7,150	58	9,273													
9	7,150	34	8,131	59	7,289													
10	7,150	35	9,609	60	9,585													
11	7,150	36	9,609	61	8,968													
12	7,150	37	7,506	62	7,163													
13	7,150	38	7,150	63	7,190													
14	7,150	39	7,150	64	7,297													
15	8,620	40	7,678	65	8,029													
16	7,371	41	7,150	66	7,401													
17	8,215	42	7,150	67	9,584													
18	7,150	43	7,150															
19	7,150	44	7,150															
20	7,150	45	7,150															
21	7,150	46	7,282															
22	11,749	47	10,631															
23	7,150	48	7,150															
24	7,150	49	10,525															

**Ivy Road at Queen Mill Road**  
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR  
 Green Line Holdings, LLC  
 Contact: Rob Adamson

UNINCORPORATED  
 COBB COUNTY  
 GEORGIA

**PLANNERS AND ENGINEERS COLLABORATIVE**  
 SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
 350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 451-2741 FAX (770) 451-9915

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
*1	01/05/2021	kw	Removed Townhomes Lower Density/Add R-20
*2	02/15/2021	kw	Removed Queen Mill Entry
*3	02/25/2021	kw	Revised Fire Second Access
*4	03/26/2021	kw	County Comments

**REZONING SITE PLAN**

SCALE: 1" = 60'

DATE: MARCH 26, 2021

PROJECT: 03276.00C

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

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
 GWCC LEVEL II DESIGN PROFESSIONAL  
 CERTIFICATION # 0000059389 EXP. 10/28/2021

**Z1 SHEET**

