

March 2, 2021

VIA REGULAR MAIL

Neighbor and Area Resident
Cobb County, Georgia

Re: Revised Application for Rezoning of Green Line Partners, LLC (“Applicant”),
Ivey Road at Queens Mill Road in Land Lots 182 and 277 of the 18th District,
Cobb County, Georgia. Z-61.

Dear Neighbor:

Taylor English Decisions is assisting Green Line Partners with a revised rezoning application to Cobb County, Georgia. As you may be aware, Green Line Partners initially applied for RM-8 and proposed 79 attached townhomes and 34 single family homes with an overall density of 5.33 units per acre. After receiving input from interested parties and neighbors, we determined to attempt a re-design and have a new revised application. The new request drastically reduces the project density by 44 homes, eliminates all townhomes, and is now requesting a zoning category for single family detached homes (RA-5) and (R-20). While this is a significant change in development return, we believe the for-sale, single family homes will generate far less traffic and provide for better compatibility with other subdivisions zoned RA-5 and R-15 in the immediate area.

Our application is currently scheduled for public hearings on April 6, 2021, 9:00 a.m. at 100 Cherokee Street, Marietta, Georgia 30060 (Cobb County Planning Commission) and April 20, 2021, 9:00 a.m. at 100 Cherokee Street, Marietta, Georgia 30060 (Cobb County Board of Commissioners).

Our application proposes the development of sixty-nine (69) detached, for sale, single family homes priced at \$300,000 and up. The square footage of the homes will be 1800 square feet and up and all homes will have two car garages. A copy of the site plan we submitted with the rezoning is attached to this letter for your convenient reference.

If the rezoning application is approved, we expect construction to begin in the fall of 2021. Construction activity will be conducted in full accordance with Section 50-257 of the Cobb County Code. We are committed to establishing a homeowners’ association, with restrictive covenants to ensure maintenance of landscaping and common areas that will preserve quality and property values throughout the life of the project. Streetlights and sidewalks are planned within the proposed community, as well as the proposed subdivision entrance along Ivey Road. We are also proposing a ground based, monument type sign to complement detailed landscape plantings at the entrance along Ivey Road that includes open space areas to protect the view shed of our project’s entire frontages along Ivey Road and Queens Mill Road. To ensure the health, safety and welfare of the entire community, the Cobb County Fire Department has requested and we have provided a gated

entrance at Mountain Trail which will be gated, locked and used by the Fire Department only (no public use).

We are committed to providing landscape buffers and privacy fences to adjacent property owners as required by county code, as well as installing landscape buffers and security fences around a detention pond required to protect adjacent property owners from increased runoff/stormwater. If required by Cobb County, we are also prepared to install acceleration and deceleration lanes along Ivey Road to improve traffic flow.

We will be scheduling a public informational Zoom meeting in the near future for all interested parties. Please email our office at dmiller@tedecisions.com if you would like to be provided the Zoom link with the scheduled date and time.

Rob Hosack will be assisting me with this application and we are happy to answer any questions you may have about the application and the quality single-family residential development that we propose as part of it. Please feel free to contact us by phone or email if you would like to discuss questions or concerns that you may have. Our contact information is as follows:

- Rob Hosack-770.235.5662 (cell) - rhosack@tedecisions.com (email)
- James Balli-404.975.8176 (cell) - jballi@tedecisions.com (email)

Thank you for your time and consideration.

Sincerely,

TAYLOR ENGLISH DECISIONS, LLC



James A. Balli
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

Application for Rezoning Cobb County, Georgia

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

Application No. _____

PC Hearing Date: October 6, 2020

BOC Hearing Date: October 20, 2020

Applicant Green Line Partners, LLC **Phone#** See Representative.
(applicant's name printed)

Address See Representative. **E-mail** See Representative.

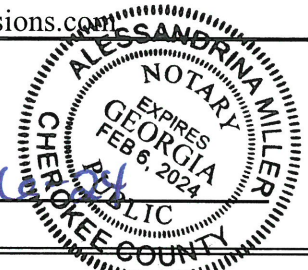
James A. Balli **Address** 1600 Parkwood Circle, Ste. 200, Atlanta, GA 30339
(representative's name, printed)

[Signature] **Phone#** 770-434-6868 **E-mail** jballi@tedecisions.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 2-6-2024



Titleholder David Stone, Shekinah Stone and Wilma Lynam **Phone#** See Rep. **E-mail** See Representative.
(titleholder's name, printed)

Signature See attached Exhibit "A" **Address** See Representative.
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Zoning Request From R-20 **to** RM&X **Changed to RA-5 and R-20 cond.**
(present zoning) (proposed zoning)

For the Purpose of Subdivision **Size of Tract** 21.201 **Acre(s)**
(subdivision, restaurant, warehouse, apt., etc.)

Location 6436 Ivey Road, 6370 Queen Mill Road and 6350 Queen Mill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 182 and 277 **District(s)** 18

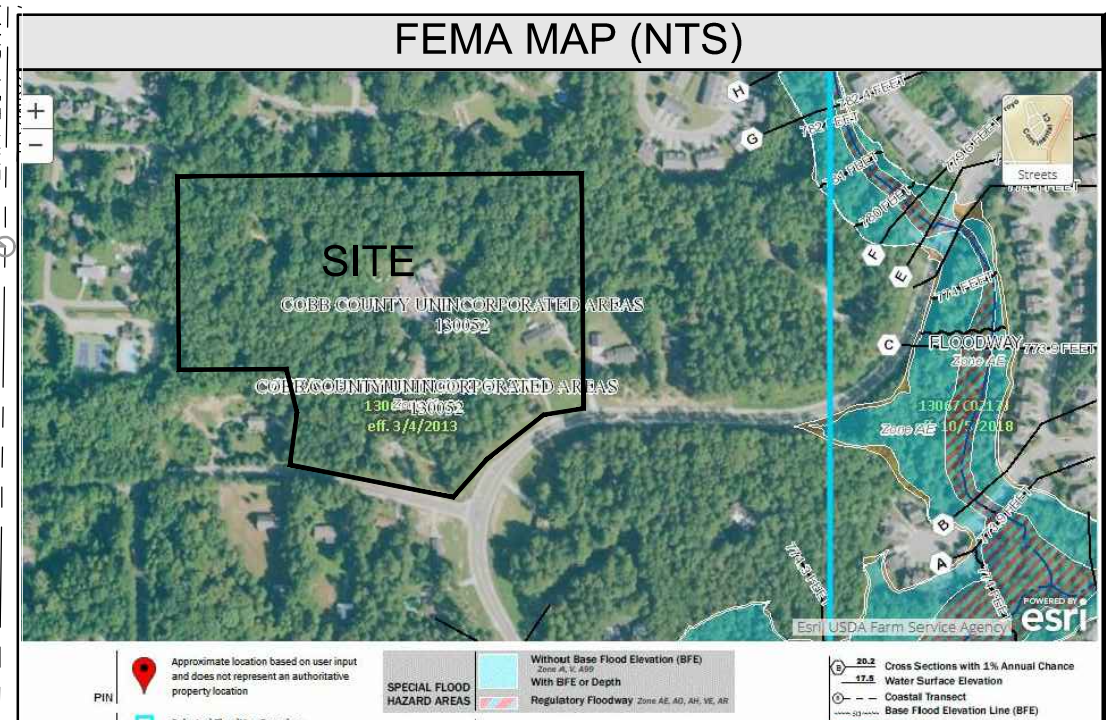
We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ **are no** such assets. If any exist, provide documentation with this application. to the best of the Applicant's knowledge, information and belief.

[Signature]
(applicant's signature)
James A. Balli, Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ **is not** such a cemetery. If any exist, provide documentation with this application. to the best of the Applicant's knowledge, information and belief.

[Signature]
(applicant's signature)
James A. Balli, Attorney for Applicant

ACREAGE CHART
 TRACT I= 2953 ACRES
 TRACT II= 14.835 ACRES
 TRACT III= 3.412 ACRES
 TOTAL= 21.201 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 Cond.

DATA SUMMARY

SINGLE FAMILY DETACHED HOMES	69 UNITS
TOTAL SITE DENSITY	3.25 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

PARKING PROVIDED

GARAGE SPACES	138 SPACES
DRIVEWAY SPACES	138 SPACES
GUEST PARKING	35 SPACES
PARKING PROVIDED	309 SPACES (4.50sp/unit)

OPEN SPACE & COVERAGE SUMMARY

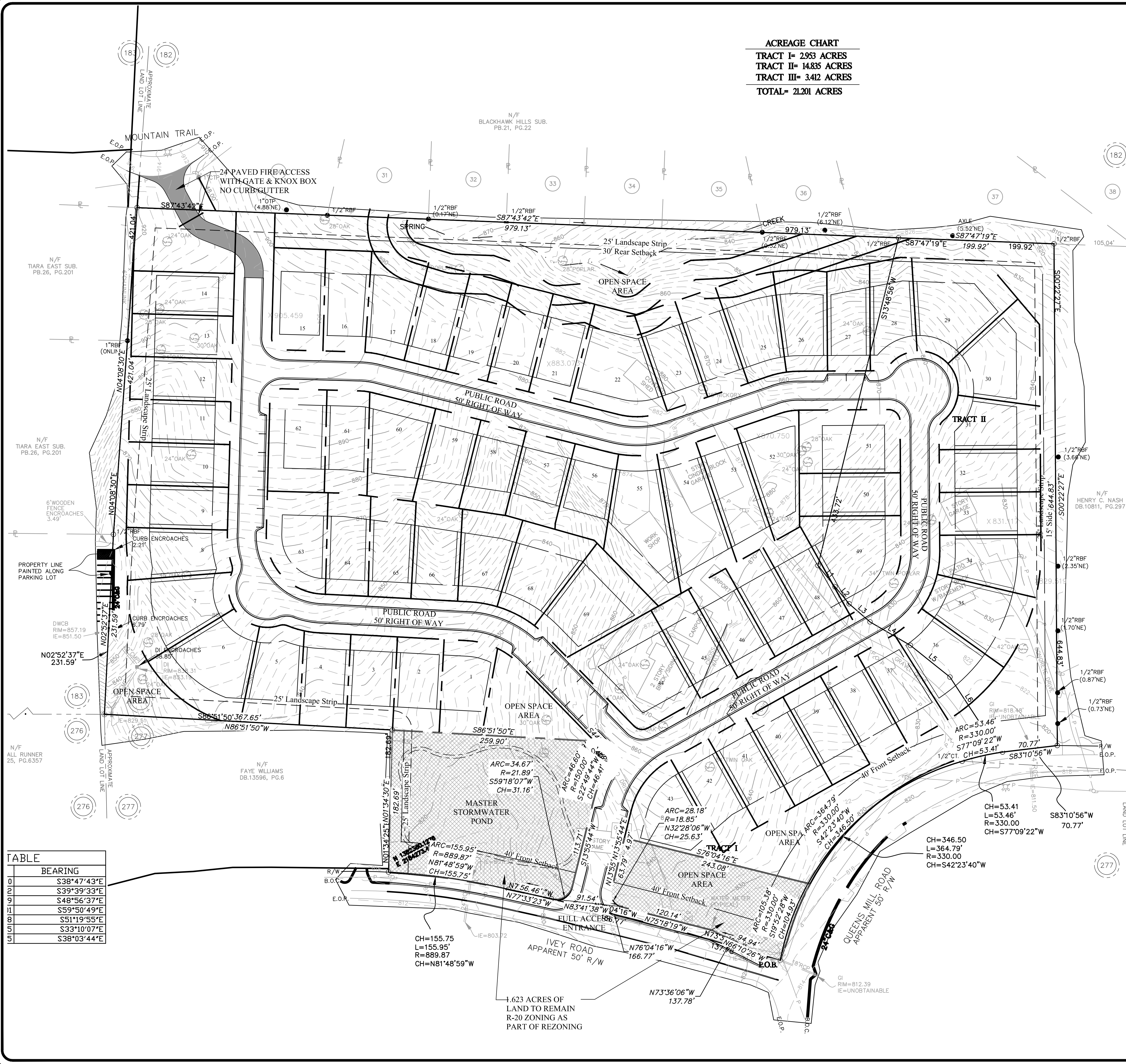
OPEN SPACE PROPOSED	3.85 ACRES
PROPOSED % OF OPEN SPACE ONSITE	18.17% OPEN

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

GENERAL NOTES:

1. 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



TABLE

	BEARING
0	S38°47'43"E
2	S39°39'33"E
9	S48°56'37"E
11	S59°50'49"E
8	S51°19'55"E
5	S33°10'07"E
5	S38°03'44"E

Ivy Road at Queen Mill Road
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR
 Green Line Holdings, LLC
 Contact: Rob Adamson

UNINCORPORATED
 COBB COUNTY
 GEORGIA

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

LAND LOT 182 & 277
 16-TH DISTRICT

REZONING SITE PLAN

SCALE: 1" = 60'

DATE: JULY 30, 2020

PROJECT: 03276.00C

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

GSWCC LEVEL II DESIGN PROFESSIONAL
 CERTIFICATION # 0000059389 EXP. 10/28/2021

GEORGIA811
 www.Georgia811.com
 Know what's below. Call before you dig.

Z5
 SHEET