

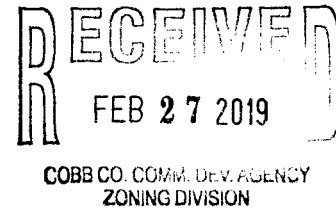
EMAE, LLC

133 Johnson Ferry Road, Suite 113, Marietta, GA 30068

February 27, 2019

VIA EMAIL

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



Re: Application No. Z-61
Applicant and Property Owner: EMAE, LLC
Property: 384 & 385 of the 18th District,
Located on the west side of Factory
Shoals Road, 199.74 feet south of
West Starling Drive.

Dear John:

On behalf of EMAE, LLC, the Applicant and Owner (hereinafter "Applicant"), in the application for Rezoning with regard to property Located on the west side of Factory Shoals Road, 199.74 feet south of West Starling Drive, and being 2.95 acres, more or less, more specifically defined as ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 384 & 385 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

To LOCATE THE TRUE POINT OF BEGINNING begin at a Point of Commencement at the common corner at the southerly right-of-way line of West Starling Drive (20' R/W) and the westerly right-of-way line of Factory Shoals Road (80' R/W); thence South 63°03'59" East a distance of 53.73' to a point; thence along the westerly right-of-way of Factory Shoals Road along the arc of a curve to the left, having a radius of 1004.45' an arc length of 199.74' being

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subtended by a chord bearing South 21°10'56" West a chord distance of 199.41' to a point (Iron Pin Found, #4 Re-Bar); said point being the TRUE POINT OF BEGINNING;

THENCE continuing along the said right-of-way of Factory Shoals Road along the arc of a curve to the left, having a radius of 1004.45' an arc length of 67.87' being subtended by a chord bearing South 16°16'55" West a chord distance of 67.86' to a point (Iron Pin Set, #4 Capped Re-Bar); Thence leaving said right-of-way North 74°18'51" West a distance of 34.25' to a point (Iron Pin Set, #4 Capped Re-Bar); Thence along the arc of a curve to left, having a radius of 200.00' an arc length of 32.08' being subtended by a chord bearing North 78°54'36" West a chord distance of 32.05' to a point (Iron Pin Set, #4 Capped Re-Bar); Thence North 85°30'21" West a distance of 99.61' to a point (Iron Pin Set, #4 Capped Re-Bar) Thence South 11°06'07" West a distance of 126.30' to a point (Iron Pin Set, #4 Capped Re-Bar); Thence North 83°31'12" West a distance of 308.94' to a point (Iron Pin Found, #4 Re-Bar); Thence North 01°50'07" East a distance of 414.08' to a point (Iron Pin Found, ½" Crimp Top); Thence South 60°31'40" East a distance of 33.76' to a point (Iron Pin Found, ½" Crimp Top); Thence South 60°30'03" East a distance of 305.81' to a point (Iron Pin Found, ½" Crimp Top); Thence South 60°35'16" East a distance of 235.58' to a point, said point being the POINT OF BEGINNING. Tract described herein containing 2.95 acres of land (128,654 Square feet), more or less, as shown on a Boundary Retracement Survey by Frontline Surveying & Mapping, Inc., also being known as 0 Factory Shoals Road according to the current system of numbering in Cobb County, Georgia, hereinafter the "Property" or "Subject Property"). Applicant seeks site plan approval for the approved RA-5 of the Subject Property from previous approved Application No. Z-47, with original date of application June 18, 2002 in which rezoning from R-20 to RA-5 for the purpose of a Subdivision in the Subject Property was approved with Stipulations which are as follows:

- (1) Applicant agrees to the maximum of eleven (11) lots.
- (2) Applicant agrees to the minimum 1,587 Square Foot house size.
- (3) Applicant agrees to comply with the County Arborist in order to approve required 10-foot perimeter buffer and tree save area at plan review to the Subject Property.

EMAE, LLC

133 Johnson Ferry Road, Suite 113, Marietta, GA 30068

- (4) Applicant agrees to comply with Cobb County Water and Sewer Division comments and recommendations to the Subject Property.
- (5) Applicant agrees to comply with Cobb County Stormwater Management Division comments and recommendations to the Subject Property.
- (6) Applicant agrees to comply with Cobb Department of Transportation comments and recommendations, to the Subject Property.
- (7) Applicant agrees to to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns for the Subject Property.
- (8) Applicant agrees to submit site plan to be approved by the District Commissioner submitted by Applicant/Owner on application Z-61 for the Subject Property.

We believe the requested Site Plan and stipulations already approved and set forth herein, is an appropriate use of the Subject Property while taking into consideration developments and uses of the properties in the surrounding areas. The proposed residential Site Plan, shall be a quality development and shall be an enhancement to the Subject Property and the community as a whole, Thank you for your consideration in this request for approval for the proposed Site Plan for the Subject Property.

Kind Regards,

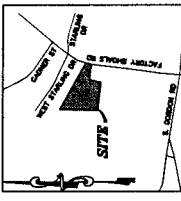
EMAE, LLC


Carlos Arenas
carlos@proterra.us

Attachment

EMAE, LLC / FACTORY SHOALS, LLC
3595 Canton Road
Wilmington, North Carolina 28405
PH: (919) 355-9956
www.frontlinelaw.com

THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA
18th DISTRICT
2400 BIRCHWOOD DRIVE, WILMINGTON, NORTH CAROLINA 28405



LEGEND:
ADJACENT PARCELS (SHOWN FOR REFERENCE ONLY)
PROPOSED LOT BOUNDARIES
PROPOSED LOT EASEMENTS
PROPOSED LOT IMPROVEMENTS
PROPOSED LOT UTILITIES
PROPOSED LOT UTILITIES (AS SHOWN ON RECORD MAPS)
PROPOSED LOT UTILITIES (AS SHOWN ON RECORD MAPS)
PROPOSED LOT UTILITIES (AS SHOWN ON RECORD MAPS)

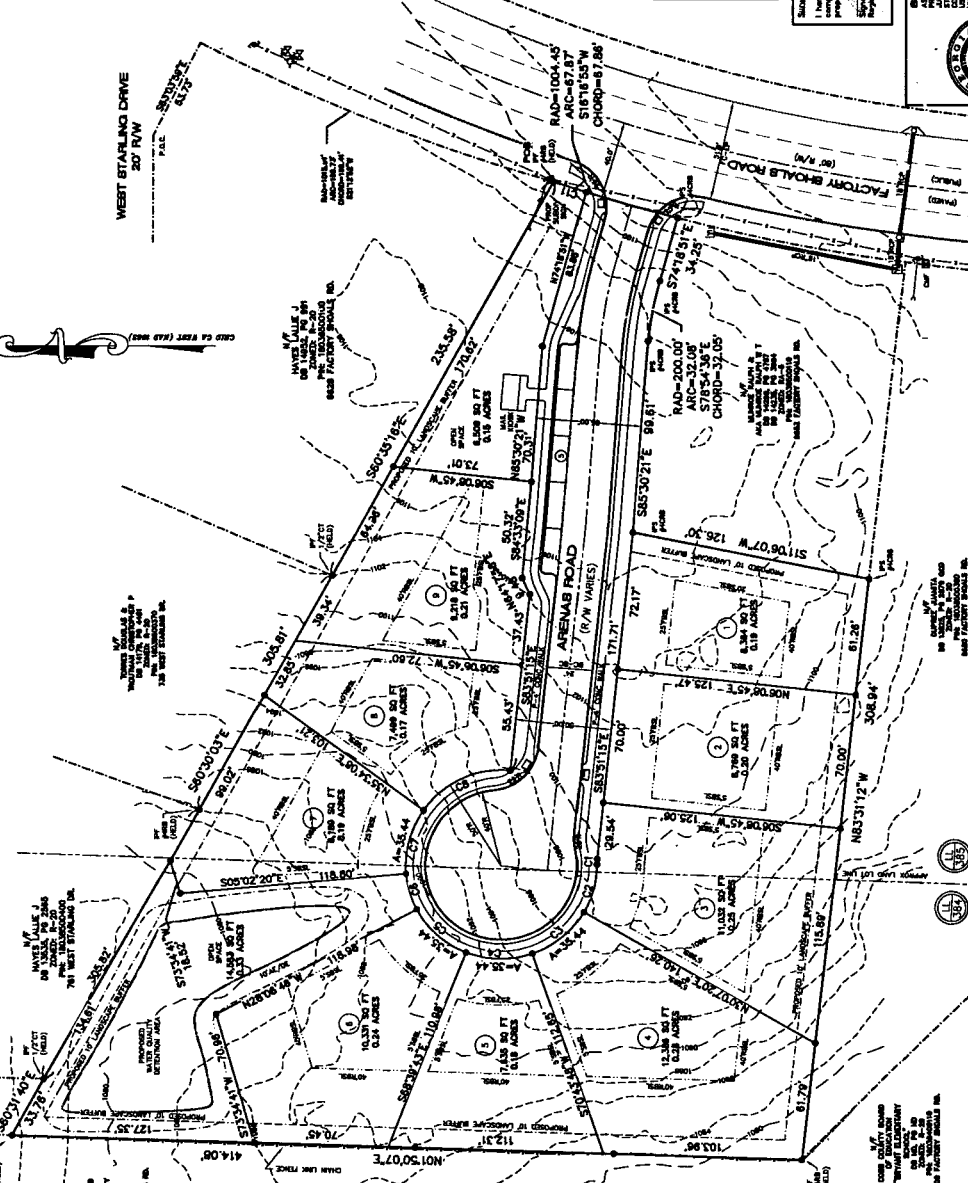
| LOT | AREA (SQ. FT.) | AREA (ACRES) |
|-----|----------------|--------------|
| 1 | 1,123,000 | 25.72 |
| 2 | 1,123,000 | 25.72 |
| 3 | 1,123,000 | 25.72 |
| 4 | 1,123,000 | 25.72 |
| 5 | 1,123,000 | 25.72 |
| 6 | 1,123,000 | 25.72 |
| 7 | 1,123,000 | 25.72 |
| 8 | 1,123,000 | 25.72 |
| 9 | 1,123,000 | 25.72 |
| 10 | 1,123,000 | 25.72 |

SURVEYORS CERTIFICATION
I hereby certify that the proposed preliminary plat accurately represents the actual measurements and subdivision of the land shown on the attached plat and that the same has been prepared in accordance with the provisions of the Georgia Surveying Code, Official Code of Georgia Annotated, §§ 44-1-1 through 44-1-23.

EMAE, LLC / FACTORY SHOALS, LLC
18th DISTRICT
DEPT. 02-11-19

CHARLES WILKINSON
EMAE, LLC / FACTORY SHOALS, LLC
133 JOHNSON FERRY ROAD
MARIETTA, GEORGIA 30068
CONTACT: CARLOS ARENAS
(404) 951-3207

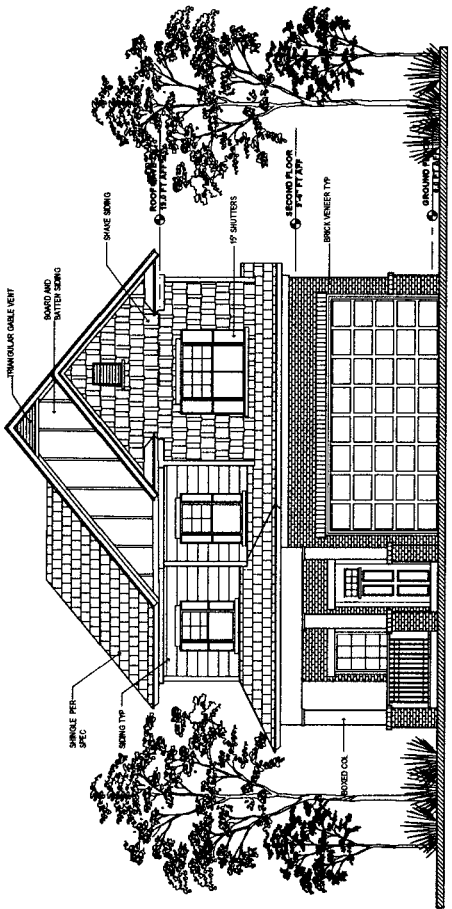
EMAE, LLC / FACTORY SHOALS, LLC
PRELIMINARY PLAT FOR
18th DISTRICT - East SECTION
DEPT. 02-11-19
PROPOSED LOTS: 1-10
PIN: 18083060480
188,654 ± SQ. FT.
2.885 ACRES



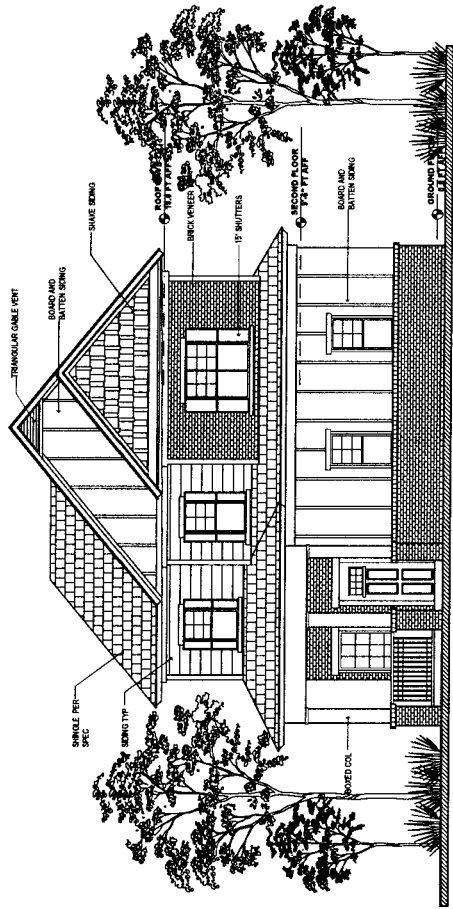
NOTES:
1. THIS BLOCK REFERRED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES:
1) CORNER BEING SETTLED BY THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
2) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
3) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
4) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
5) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
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8) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
9) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.
10) THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA.

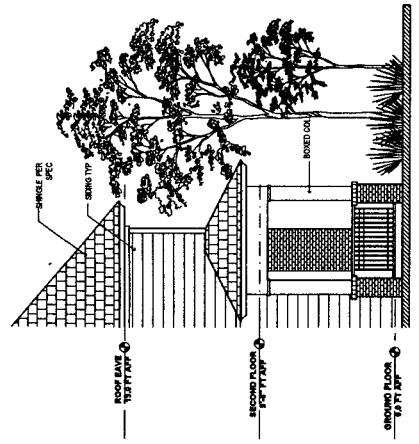
ELEV
 The information contained on this drawing is for informational purposes only. It is not to be used for construction. The user of this drawing is responsible for obtaining all necessary permits and for verifying the accuracy of all information. The user of this drawing is also responsible for obtaining all necessary approvals from the appropriate authorities.



CONCEPT ELEV A-1
 NTS



CONCEPT ELEV A-2
 NTS



PARTIAL SIDE CONCEPT ELEV A-1
 NTS

APPLICANT Barbara Ann Conner
PRESENT ZONING R-20

PETITION NO. Z-047
PETITION FOR RA-5

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

- Available at Development: Yes No
Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 8" DI / W. side Factory Shoals Rd.

Additional Comments: Also, 12" on E. side of road

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

- In Drainage Basin: Yes No
At Development: Yes No

Approximate Distance to Nearest Sewer: 400' N in Gardner St., if elev's allow.

Estimated Waste Generation (in G.P.D.): A D F 4,800 Peak 12,000

Treatment Plant: South Cobb

- Plant Capacity: Available Not Available
Line Capacity: Available Not Available
Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years
Dry Sewers Required: Yes No

- Off-site Easements Required: Yes* No
Flow Test Required: Yes No
Letter of Allocation issued: Yes No
Septic Tank Recommended by this Department: Yes No
Subject to Health Department Approval: Yes No

Additional
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Current CCWS policy is to provide wastewater treatment plant capacity for all approved zonings.

APPLICANT: Barbara Ann Connor

PETITION NO.: Z47

PRESENT ZONING: R20

PETITION FOR: RA5

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gordon & Sweetwater Creek FLOOD HAZARD INFO: none

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream stormdrainage system.

APPLICANT: Barbara Ann Connor

PETITION NO.: Z47

PRESENT ZONING: R20

PETITION FOR: RA5

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown see comments below
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

- The tract is cut by 3 ridges such that (A) the entrance and 75% of lot 12 flow Northeast away from detention; (B) majority of lots 1-6 plus 50% of lot 7 flow Southwest away from detention; (C) majority of road and lots 8-11 plus remainder of lots 7 & 12 are directed to detention. Terrain will require extensive grading to transfer runoff from bypass areas to detention. Transfer will be limited by Code/Law and ability of downstream system to handle flow.
- Hydrology of subdivision must recognize improvements on lot 1 as new and provide flow mitigation and water quality accordingly.
- To comply with County Ordinance, grading for development and builders must be limited to roadway and building pad. Remainder of lot area must be left natural. Entire lot shall not be graded.

ORIGINAL DATE OF APPLICATION: 06-18-02APPLICANTS NAME: BARBARA ANN CONNER

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 06-18-02 ZONING HEARING:

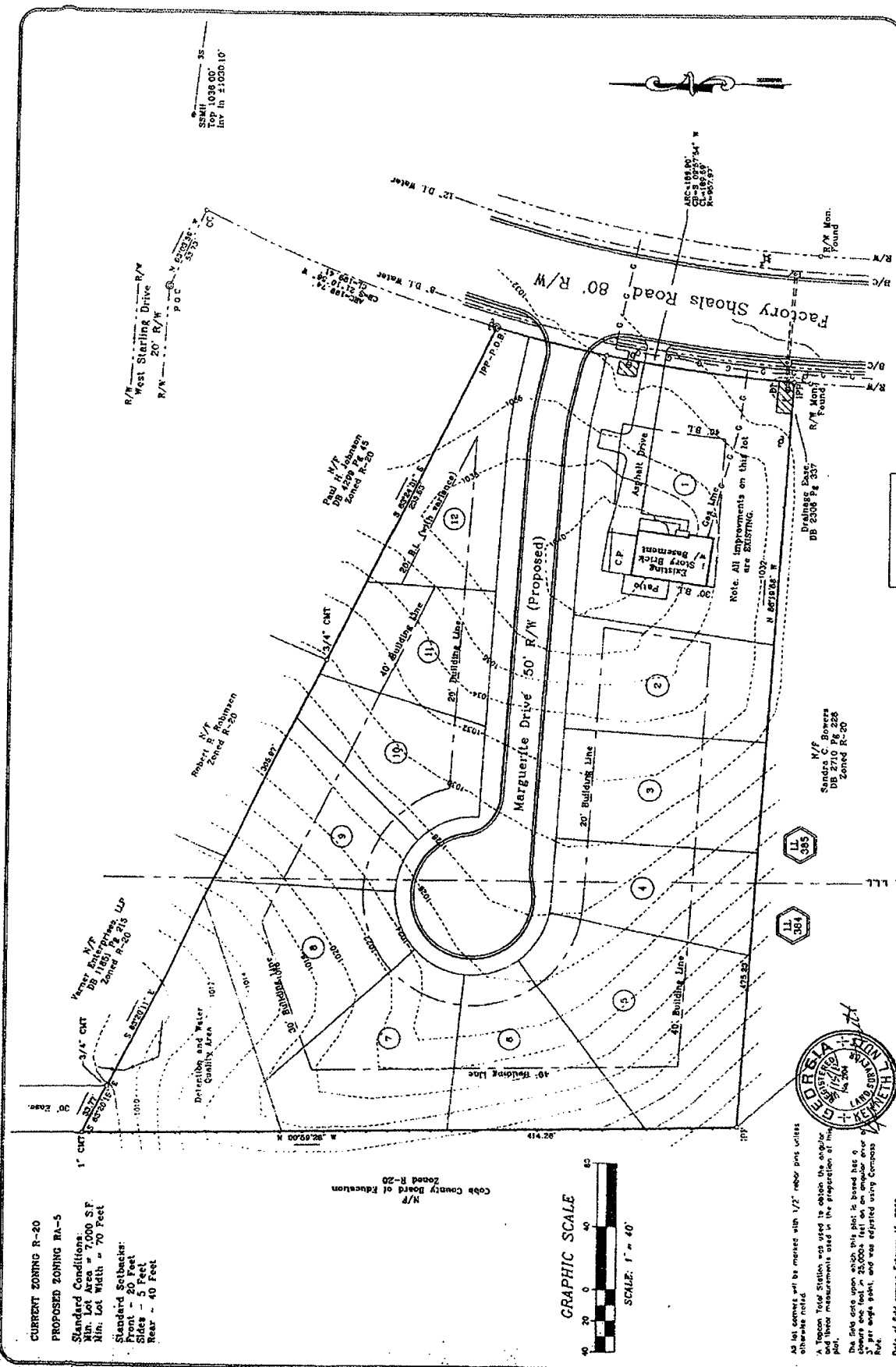
BARBARA ANN CONNER (Christopher Lampkin Hough, owner) for Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 384 and 385 of the 18th District. Located on the west side of Factory Shoals Road, 199.74 feet south of West Starling Drive.

Prior to a motion and vote on the Consent Agenda, Commissioner W. Thompson requested that a stipulation be added providing for approval of the site plan by the District Commissioner.

MOTION: Motion by W. Thompson, second by Askea, as part of the Consent Agenda, to **approve** rezoning to the **RA-5** zoning district **subject to:**

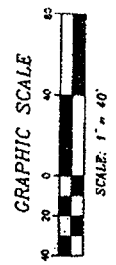
- **maximum of eleven (11) lots**
- **minimum 1,587 square foot house size**
- **County Arborist to approve required 10-foot perimeter buffer and tree save area at Plan Review**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **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**
- **site plan to be approved by the District Commissioner**

VOTE: **ADOPTED** unanimously



CURRENT ZONING R-20
PROPOSED ZONING RA-5
 Standard Conditions:
 Min. Lot Area = 10,000 S.F.
 Min. Lot Width = 70 Feet
 Standard Setbacks:
 Front - 20 Feet
 Sides - 5 Feet
 Rear - 40 Feet

Cobb County Board of Education
 N/P
 Cobb County Zoned R-20



AS SHOWN HEREON WILL BE MAINTAINED WITH 1/2" REBAR PINS UNLESS OTHERWISE NOTED.
 A Topcon Total Station was used to obtain the angular measurements used in the preparation of this plan. These measurements are based on a 100-foot steel tape which was checked by a 3" steel angle gage, and was adjusted using Compass Rule.
 Date of field survey: February 15, 2003
 This plat has been calculated for volume and is found to be accurate within one foot & 4.17/325 feet.
 Bearings shown on this plat are based on one magnetic declination and are subject to change.
 Dimensions and contours shown are approximate and are for preliminary planning purposes only.
 This plat is subject to all easements public and private. In my opinion, this plat of survey is a correct representation of the land plotted and has been prepared in accordance with the minimum standards and requirements of the law.



LEGEND
 --- 10' Easement
 --- 20' Easement
 --- 30' Easement
 --- 40' Easement
 --- 50' Easement
 --- 60' Easement
 --- 70' Easement
 --- 80' Easement
 --- 90' Easement
 --- 100' Easement
 --- 120' Easement
 --- 150' Easement
 --- 200' Easement
 --- 300' Easement
 --- 400' Easement
 --- 500' Easement
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 --- 4000' Easement
 --- 5000' Easement
 --- 6000' Easement
 --- 7000' Easement
 --- 8000' Easement
 --- 9000' Easement
 --- 10000' Easement

Flood Note
 According to F.I.R.M. Community Flood Number 130572 dated 5/18/92, this property is not located in an area having special flood hazards.

Tract Area
 149,712 S.F.
 3.437 ACRES

KEN NUTT, L.L.C.
 1065 Sandtown Road, S.W. Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6768

| | |
|---------------------------------|-------------------|
| Rezoning Plat for Van Conner | |
| Land Lots 364 & 385 | 18th Dist |
| 2nd Sect., Cobb County, Georgia | |
| Date: 3/15/02 | Sheet 1 of 1 |
| Computed by: MDC | Party Chief: MDC |
| Drawn by: MDC | File: conner2.dwg |
| Checked by: KMN | Job #: 004202 |

APPLICANT: Barbara Ann Conner
770-534-3768
REPRESENTATIVE: Van Conner
770-616-2578
TITLEHOLDER: Christopher Lampkin Hough
404-414-8224

PETITION NO: Z-47
HEARING DATE (PC): 6-04-02
HEARING DATE (BOC): 6-18-02
PRESENT ZONING: R-20
PROPOSED ZONING: RA-5

PROPERTY LOCATION: Located on the west side of Factory Shoals Road, 199.74 feet south of West Starling Drive.

PROPOSED USE: Subdivision

ACCESS TO PROPERTY: Factory Shoals Road

SIZE OF TRACT: 3.437 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Existing house
on acreage, wooded

LAND LOT(S): 384, 385

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single family house
- SOUTH:** R-20/ Single family house
- EAST:** R-20/ Cochran Estates
- WEST:** R-20/ Bryant Elementary School

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

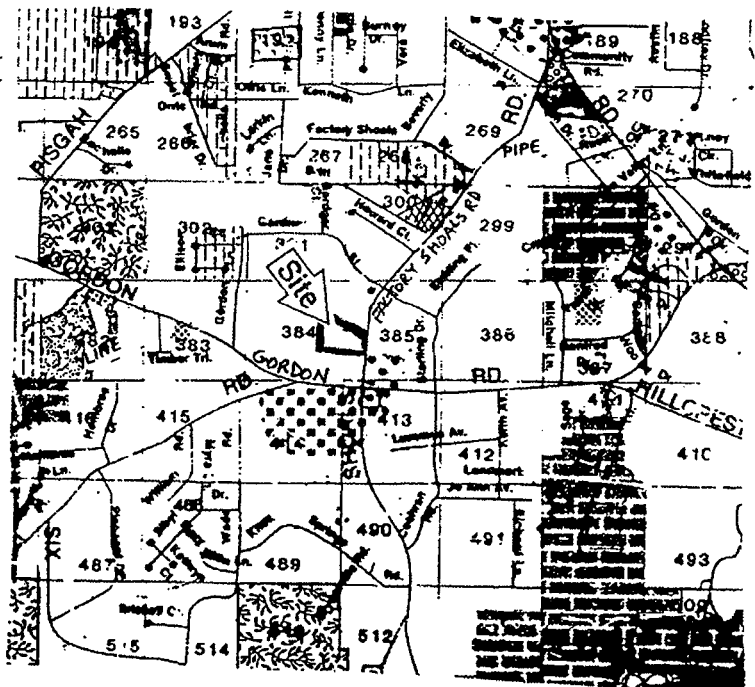
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

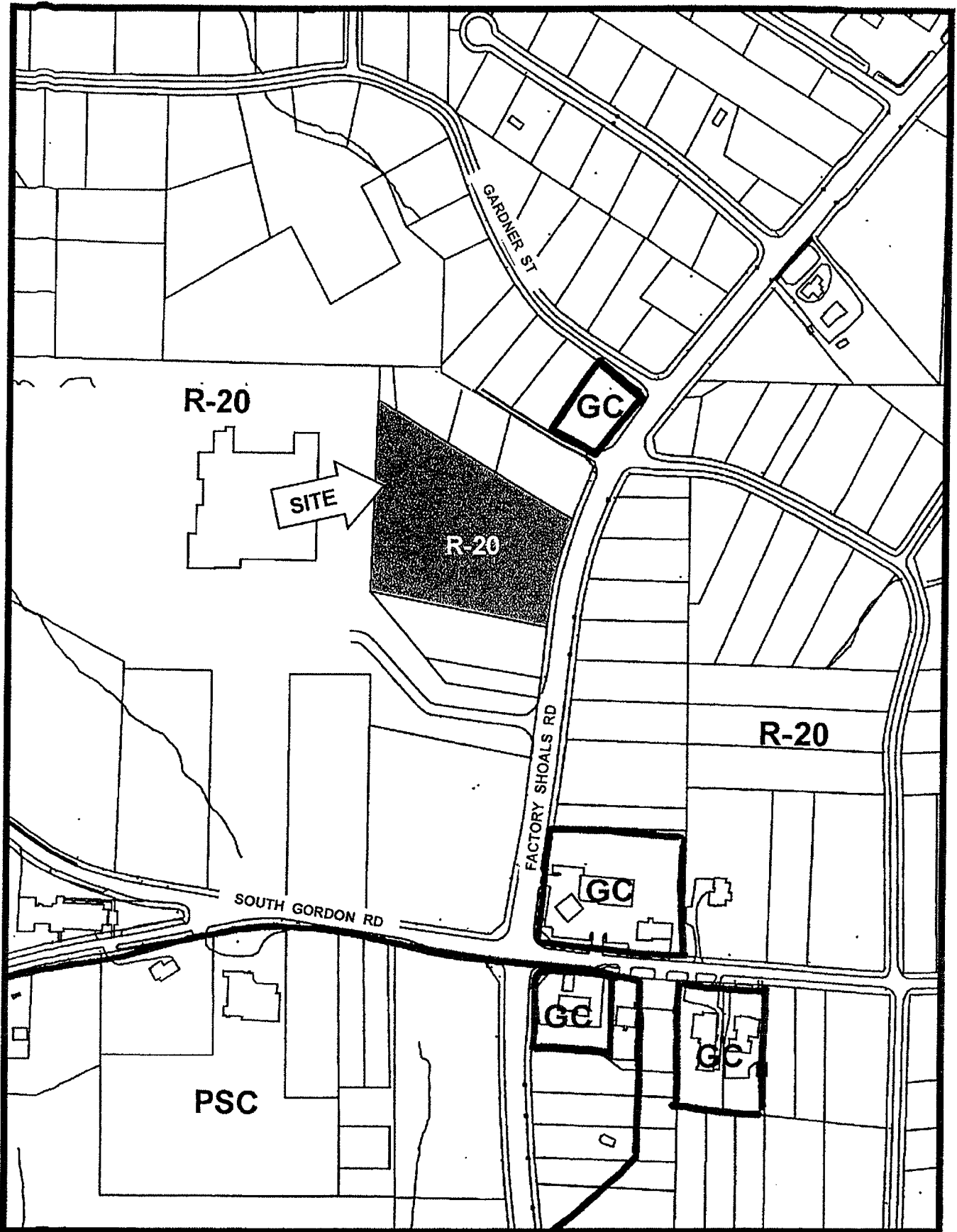
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-47



APPLICANT: Barbara Ann Conner

PETITION NO.: Z-47

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson

Land Use Plan Recommendation: Medium Density Residential (2.5 to 5 units per acre)

Proposed Number of Units: 12 **Overall Density:** 3.49 **Units/Acre**

Present Zoning Would Allow: 6 **Units** **Increase of:** 6 **Units/Lots**

The applicant is requesting the RA-5 zoning category to develop a small single-family detached subdivision. The houses will be a minimum 1,587 square-feet and will start selling for \$125,000. The houses will be Cape Cod style with some brick facades. The existing house will be kept as part of the subdivision. It should be noted the applicant is requesting a rear setback variance for lot 12, from 40-feet to 20-feet.

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: Barbara Ann Conner

PETITION NO.: Z-47

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

| Name of School | Enrollment | Capacity Status | Number of Portable Classrooms |
|----------------------|------------|-----------------|-------------------------------|
| Bryant Elementary | | Over | 3 |
| Lindley Middle | | New | 0 |
| Pebblebrook High | | Severe | 15 |

Additional Comments:

This proposed density increase would severely strain the ability of schools to provide an adequate education. The high school level is well beyond its capacity and the core facilities are strained beyond the original planned use.

FIRE COMMENTS:

| Station No. & Location | Response Time | |
|------------------------|---------------|--|
| 1. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |
| 2. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |
| 3. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |

GPM Requirements: _____ Water Main Size Required: _____

ORIGINAL DATE OF APPLICATION: 06-18-02APPLICANT'S NAME: BARBARA ANN CONNER

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 06-18-02 ZONING HEARING:

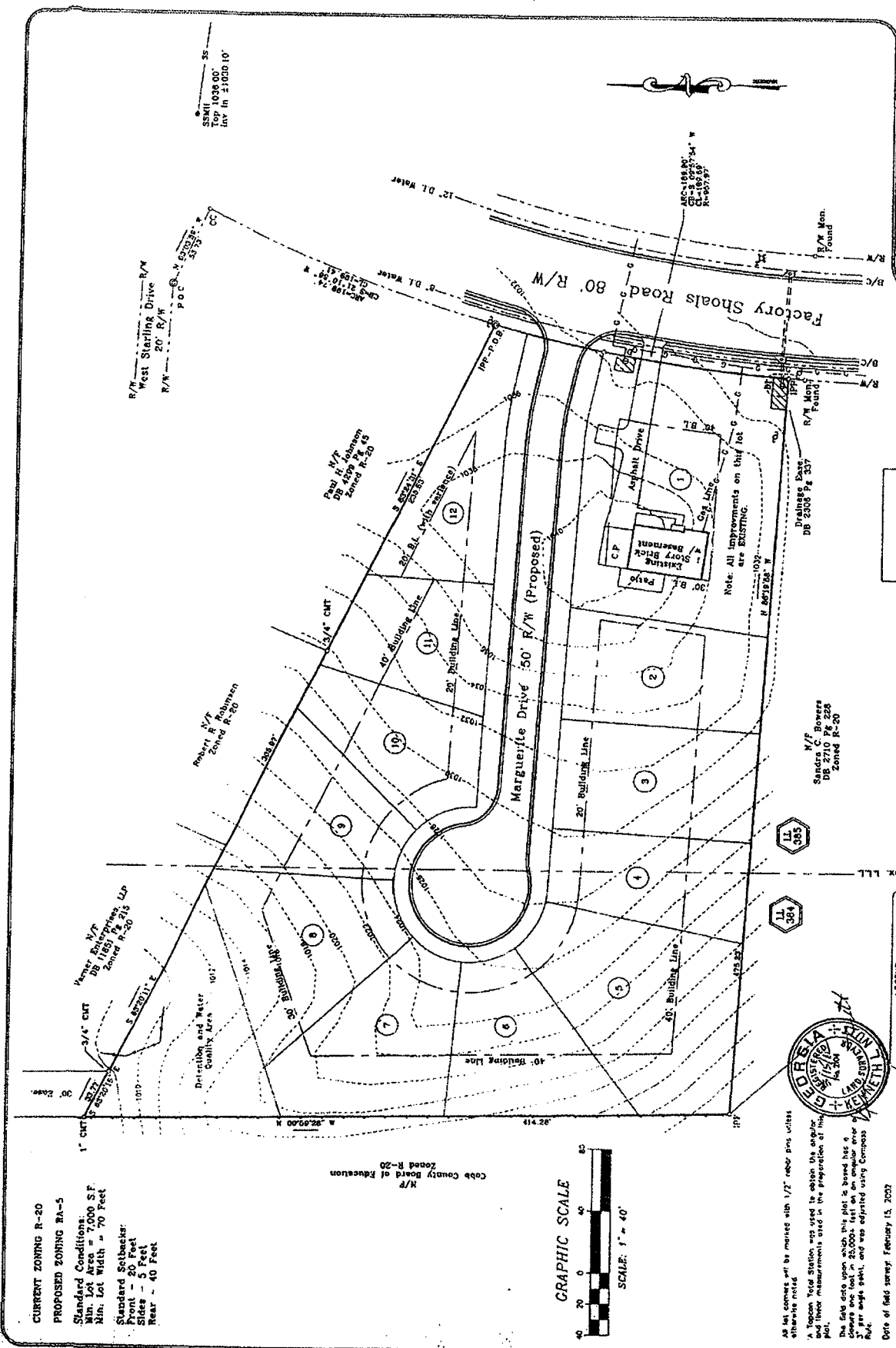
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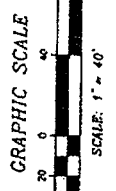
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- **minimum 1,587 square foot house size**
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- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**
- **site plan to be approved by the District Commissioner**

VOTE: **ADOPTED** unanimously

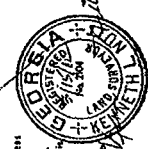


CURRENT ZONING R-20
PROPOSED ZONING RA-5
 Standard Conditions:
 Min. Lot Area = 7,000 S.F.
 Min. Lot Width = 70 Feet
 Standard Setbacks:
 Front - 20 Feet
 Side - 5 Feet
 Rear - 40 Feet



LEGEND

- = Easement
- = Easement
- = Open Lot
- ⊙ = Open Lot
- = Open Lot
- ⊞ = Open Lot
- ⊠ = Open Lot
- ⊡ = Open Lot
- ⊣ = Open Lot
- ⊤ = Open Lot
- ⊥ = Open Lot
- ⊦ = Open Lot
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- ⊼ = Open Lot
- ⊽ = Open Lot
- ⊾ = Open Lot
- ⊿ = Open Lot



All lot corners will be marked with 1/2" rebar pins unless otherwise noted.
 The Station used was used to obtain the angular and linear measurements used in the preparation of this plan.
 The field data upon which this plan is based has a closure one foot in 25,000 feet on an angular error of 3" per angle sect., and was adjusted using Compass Adjustment.
 Date of field survey: February 15, 2007.
 This plan has been calculated for areas and is found to be accurate within one foot in 437,732 feet.
 Bearings shown on this plan are based on one magnetic observation and angles found.
 Easements and covenants shown are approximate and are for preliminary planning purposes only.
 This plan subject to all easements public and private.
 In my opinion, this plan of survey is a correct representation of the land shown and has been prepared in conformity with the minimum standards and requirements of the law.

Flood Note
 According to F.D.M. Community Panel Number 1005 Sandtown Road, S.W. Marietta, GA 30008 dated 5/10/92, this property is not located in an area having special flood hazard.

Tract Area
 149,712 S.F.
 3.437 Acres

KEN NUTT, L.L.C.
 1005 Sandtown Road, S.W. Marietta, GA 30008
 Phone: (770) 425-6824 Fax: (770) 425-6788

Resoning Plat for Van Conner

Land Lots 364 & 365 18th Dist
 2nd Sect., Cobb County, Georgia

Date: 3/15/02 Sheet 1 of 1
 Computed by: MDC
 Drawn by: MDC
 Filed: 03/15/02
 Checked by: KLN Job #: 004302

APPLICANT: Barbara Ann Conner
770-534-3768
REPRESENTATIVE: Van Conner
770-616-2578
TITLEHOLDER: Christopher Lampkin Hough
404-414-8224

PETITION NO: Z-47
HEARING DATE (PC): 6-04-02
HEARING DATE (BOC): 6-18-02
PRESENT ZONING: R-20
PROPOSED ZONING: RA-5

PROPERTY LOCATION: Located on the west side of Factory Shoals Road, 199.74 feet south of West Starling Drive.

PROPOSED USE: Subdivision

ACCESS TO PROPERTY: Factory Shoals Road

SIZE OF TRACT: 3.437 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Existing house
on acreage, wooded

LAND LOT(S): 384, 385

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single family house
- SOUTH:** R-20/ Single family house
- EAST:** R-20/ Cochran Estates
- WEST:** R-20/ Bryant Elementary School

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

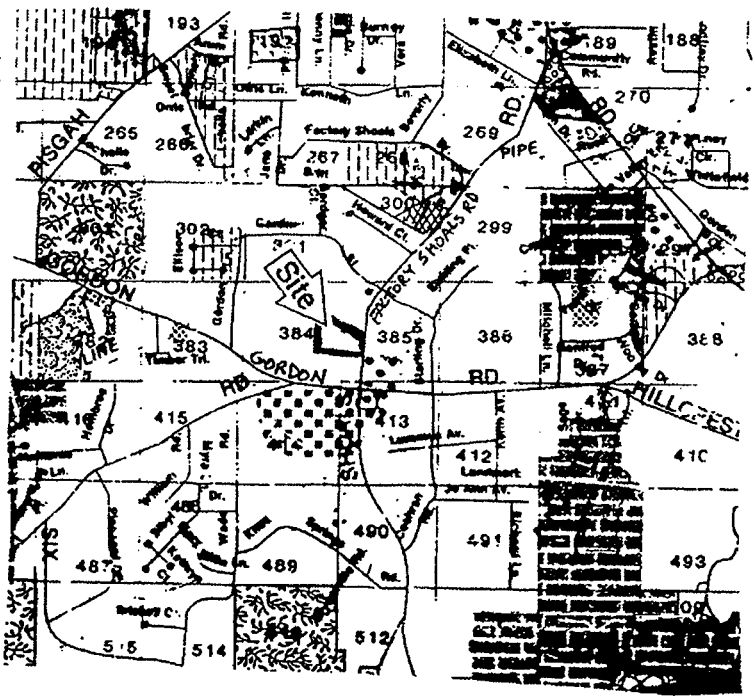
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

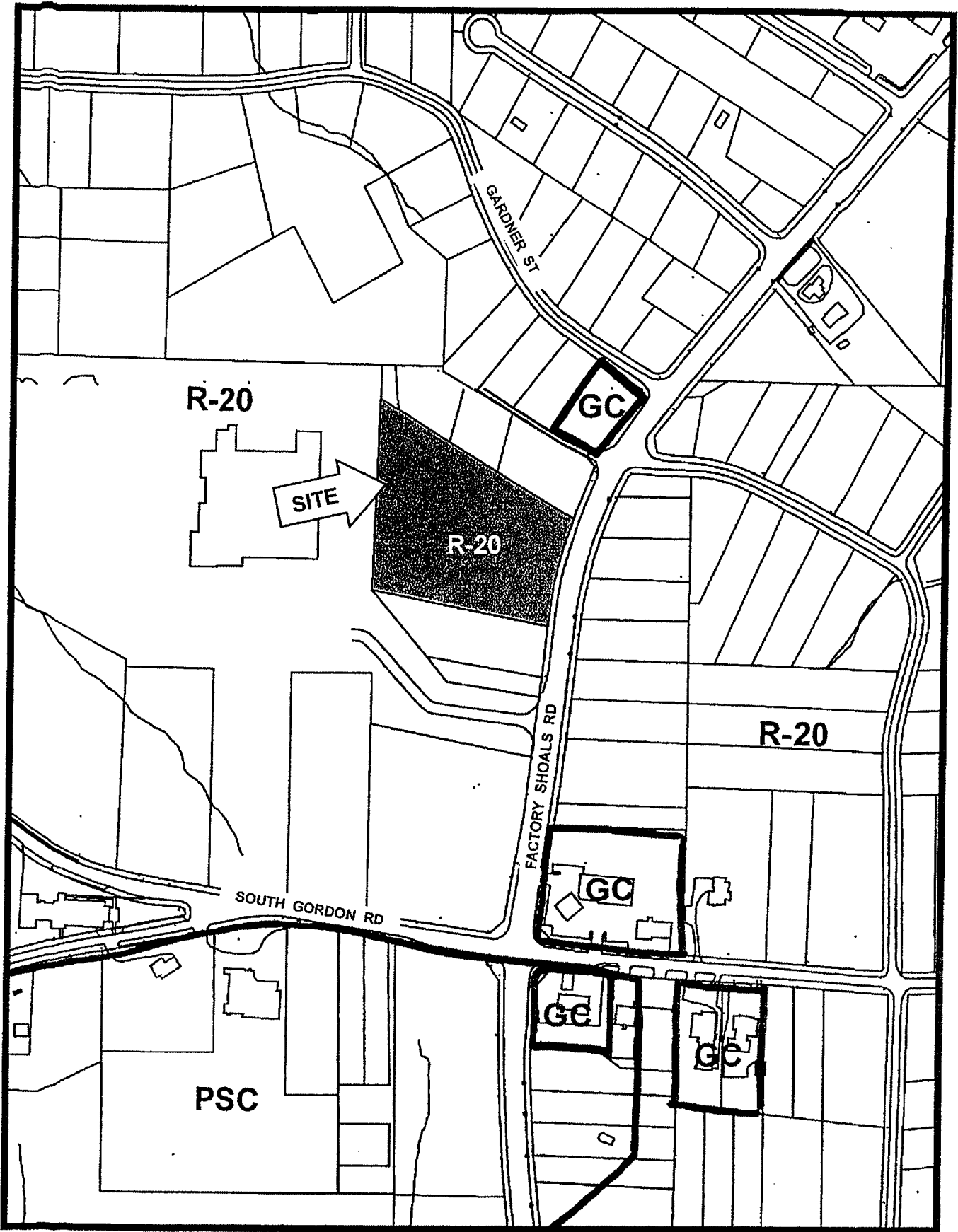
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

STIPULATIONS:



Z-47



APPLICANT: Barbara Ann Conner

PETITION NO.: Z-47

PRESENT ZONING: R-20

PETITION FOR: RA-5

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson

Land Use Plan Recommendation: Medium Density Residential (2.5 to 5 units per acre)

Proposed Number of Units: 12 **Overall Density:** 3.49 **Units/Acre**

Present Zoning Would Allow: 6 **Units** **Increase of:** 6 **Units/Lots**

The applicant is requesting the RA-5 zoning category to develop a small single-family detached subdivision. The houses will be a minimum 1,587 square-feet and will start selling for \$125,000. The houses will be Cape Cod style with some brick facades. The existing house will be kept as part of the subdivision. It should be noted the applicant is requesting a rear setback variance for lot 12, from 40-feet to 20-feet.

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

APPLICANT: Barbara Ann Conner

PETITION NO.: Z-47

PRESENT ZONING: R-20

PETITION FOR: RA-5

SCHOOL COMMENTS:

| <u>Name of School</u> | <u>Enrollment</u> | <u>Capacity Status</u> | <u>Number of Portable Classrooms</u> |
|-----------------------|-------------------|------------------------|--------------------------------------|
| Bryant Elementary | _____ | Over | 3 |
| Lindley | _____ | New | 0 |
| Middle Pebblebrook | _____ | Severe | 15 |
| High | _____ | | |

Additional Comments:

This proposed density increase would severely strain the ability of schools to provide an adequate education. The high school level is well beyond its capacity and the core facilities are strained beyond the original planned use.

FIRE COMMENTS:

| <u>Station No. & Location</u> | <u>Response Time</u> | |
|-----------------------------------|----------------------|--|
| 1. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |
| 2. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |
| 3. _____ | _____ | <input checked="" type="checkbox"/> adequate <input type="checkbox"/> inadequate |

GPM Requirements: _____ Water Main Size Required: _____

APPLICANT Barbara Ann Conner

PETITION NO. Z-047

PRESENT ZONING R-20

PETITION FOR RA-5

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 8" DI / W. side Factory Shoals Rd.

Additional Comments: Also, 12" on E. side of road

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: 400' N in Gardner St., if elev's allow.

Estimated Waste Generation (in G.P.D.): A D F 4,800 Peak 12,000

Treatment Plant: South Cobb

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments:

*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form any stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Current CCWS policy is to provide wastewater treatment plant capacity for all approved zonings.

APPLICANT: Barbara Ann Connor

PETITION NO.: Z47

PRESENT ZONING: R20

PETITION FOR: RA5

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gordon & Sweetwater Creek FLOOD HAZARD INFO: none

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream storm drainage system.

APPLICANT: Barbara Ann Connor

PETITION NO.: Z47

PRESENT ZONING: R20

PETITION FOR: RA5

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown see comments below
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

- The tract is cut by 3 ridges such that (A) the entrance and 75% of lot 12 flow Northeast away from detention; (B) majority of lots 1-6 plus 50% of lot 7 flow Southwest away from detention; (C) majority of road and lots 8-11 plus remainder of lots 7 & 12 are directed to detention. Terrain will require extensive grading to transfer runoff from bypass areas to detention. Transfer will be limited by Code/Law and ability of downstream system to handle flow.
- Hydrology of subdivision must recognize improvements on lot 1 as new and provide flow mitigation and water quality accordingly.
- To comply with County Ordinance, grading for development and builders must be limited to roadway and building pad. Remainder of lot area must be left natural. Entire lot shall not be graded.