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5000 RITTER ROAD
SUITE 106
MECHANICSBURG, PENNSYLVANIA 17055
TELEPHONE (717) 790-2854

February 4, 2020

Hand Delivered

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

RE: Application for Rezoning - Application No. Z-18 (2020)
 Applicant: The Revive Land Group, LLC
 Property Owner: 380 Allen Street, LLC
 Property: 8.38 acres, more or less, located on the south
 side of Old Powder Springs Road, west of
 Dunn Road, east of Powell Drive, being
 more particularly known as 1341 and
 1371 Old Powder Springs Road; Land
 Lots 34 and 35, 18th District, 2nd Section,
 Cobb County, Georgia

Dear John:

The undersigned and this firm represent The Revive Land Group, LLC, the Applicant (hereinafter referred to as "Applicant"), and 380 Allen Street, LLC, the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in their Application for Rezoning with regard to a total tract of 8.38 acres, more or less, located on the southerly side of Old Powder Springs Road, west of Dunn Road, east of Powell Drive, being more particularly known as 1341 and 1371 Old Powder Springs Road, Land Lots 34 and 35, 18th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings and discussions with Planning and Zoning Staff and County representatives; ongoing meetings and communications with area residents and homeowner representatives; reviewing the Departmental Comments and Staff Recommendations; and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted,

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Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letter of agreeable stipulations and conditions dated and filed January 29, 2020. The proposed, revised stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, Stormwater Management, and Drainage relating to the Subject Property from any previous zoning actions.
- (2) Rezoning of the Subject Property shall be from the existing zoning classification of Light Industrial ("LI") to the proposed zoning classification of RM-8, site plan specific to the revised Zoning Plan prepared for Applicant by Planners and Engineers Collaborative, dated and last revised January 22, 2020, and filed with the Cobb Zoning Office on January 25, 2020. A reduced copy of the revised Zoning Plan is attached to this stipulation letter for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of 8.38 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of sixty-six (66) residences.
- (4) The proposed townhomes shall be Traditional in style and architecture, shall have exterior facades consisting of brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, hardi-plank, board and batten, cementitious siding, and combinations thereof, with complementary accents. No vinyl materials shall be used on the exterior of the proposed townhome units. A minimum of twenty-five (25) percent of the homes shall have first floor front elevations consisting of brick or stone. The townhomes within the proposed community shall be substantially similar to the elevations attached collectively as Exhibit "B" and incorporated herein by reference.
- (5) All garage doors shall be "carriage-style" garage doors.
- (6) The sides of the townhome buildings facing Old Powder Springs Road shall have a minimum of first floor brick or stone; with additional architectural elements such as shutters or windows.

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- (7) The units shall have two-car garages. No garage areas within the proposed townhome community shall be converted into heated living space for the units. Garages shall remain available for parking of vehicles. Such restrictions shall also be included within the Declaration of Covenants, Easements, and Restrictions for the proposed community.
- (8) The proposed townhomes shall have a minimum of 1,700 square feet of heated and cooled living space.
- (9) Applicant agrees to the recording and enforcement of Declaration of Covenants, Easements, and Restrictions (“Covenants”) which shall contain covenants, rules, and regulations applicable to the proposed townhome community.
- (10) Additionally, and in conjunction with the 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 and amenity areas, open space areas, exterior yard areas, general landscaped areas, mail kiosk, fencing, and the like contained within the community.
- (11) The Covenants shall also include homeowner association responsibility for routine and regular maintenance of the exterior of the homes, including roofs.
- (12) The Covenants shall include a limitation that a maximum of twenty-five (25) percent of the homes may be leased at any one time.
- (13) The yard areas around each unit shall be fully sodded, except for landscape areas, and maintained by the mandatory homeowners association to be created through the Declaration of Restrictive Covenants applicable to the proposed community.
- (14) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents consistent with the architecture and style of the residences within the community. All signage shall comply with the Cobb County Sign Ordinance.
- (15) The entrance landscaping shall be professionally designed, implemented, and maintained.

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- (16) The setbacks for the proposed community shall be as shown and reflected on the referenced Zoning Plan.
- (17) The proposed community shall feature enhanced landscaping and “park” areas for the use and enjoyment of the residents, and which will include hardscape community gathering features.
- (18) There shall be established a bus waiting area for the children of residents of the proposed community which will be incorporated into the entrance features and landscaping.
- (19) The proposed townhome community shall have public streets.
- (20) All utilities servicing the residences within the proposed community shall be located underground.
- (21) Minor modifications to the within stipulations, the referenced, revised Zoning Plan, lighting, landscaping, architecture, site features, signage, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

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- (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
 - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (22) Applicant agrees to the creation and establishment of a Landscape Review Committee consisting of a representative of Applicant and/or Developer and/or Owner, a representative of the Mableton Improvement Coalition, and a representative of the Cobb County Community Development Agency. The Landscape Review Committee shall be responsible for the review and approval of the landscape, fencing plans, and buffering; as well as, the frontage landscaping.
- (23) Applicant agrees to the installation of a ten (10) foot landscape screen along the westerly boundary of the Subject Property, adjacent to commercially zoned properties; which landscape shall be heavily planted to provide a visual screen.
- (24) Applicant agrees 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.
- (25) 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.
- (26) Applicant agrees to the following Cobb County Department of Transportation Comments and Recommendations:
- (a) Installation of curb and gutter along both sides of the streets within the proposed community; and installation of sidewalk along one side of the streets within the proposed community; and
 - (b) Driveway lengths shall be a minimum of twenty-two (22) feet from the back-of-curb or back-of-sidewalk; but shall not be twenty (20) feet from right-of-way.

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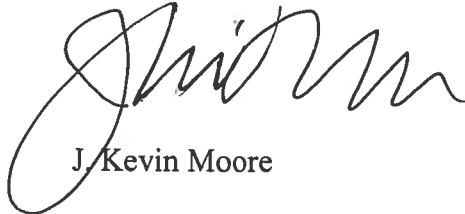
Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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February 4, 2020

We believe the requested zoning, together with the revised Zoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration developments and uses of properties in the surrounding area. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Cobb County Board of Commissioners:
Mike Boyce, Chairman
JoAnn Birrell
Lisa N. Cupid
Keli A. Gambrill
Robert J. Ott
(With Copies of Attachments)

Cobb County Planning Commission:
Judy Williams, Chairman
Alice Summerour
Fred Beloin
Galt Porter
Andy Smith
(With Copies of Attachments)

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Zoning Division
Cobb County Community Development Agency
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c: Robin Meyer
Sonya C. Wheatley
Douglas Moss
Nate Smith
Mableton Improvement Coalition
(With Copies of Attachments)

The Revive Land Group, LLC
(With Copies of Attachments)

PLANNERS AND ENGINEERS COLLABORATIVE
 THE REYVLE LAND GROUP
 ONE ALLIANCE CENTER
 3650 LENOX ROAD, SUITE 205
 ATLANTA, GEORGIA 30328
 PHONE: 678-223-8878

1341 & 1370LD POWDER SPRINGS RD
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CONCEPTUAL MASTER PLAN

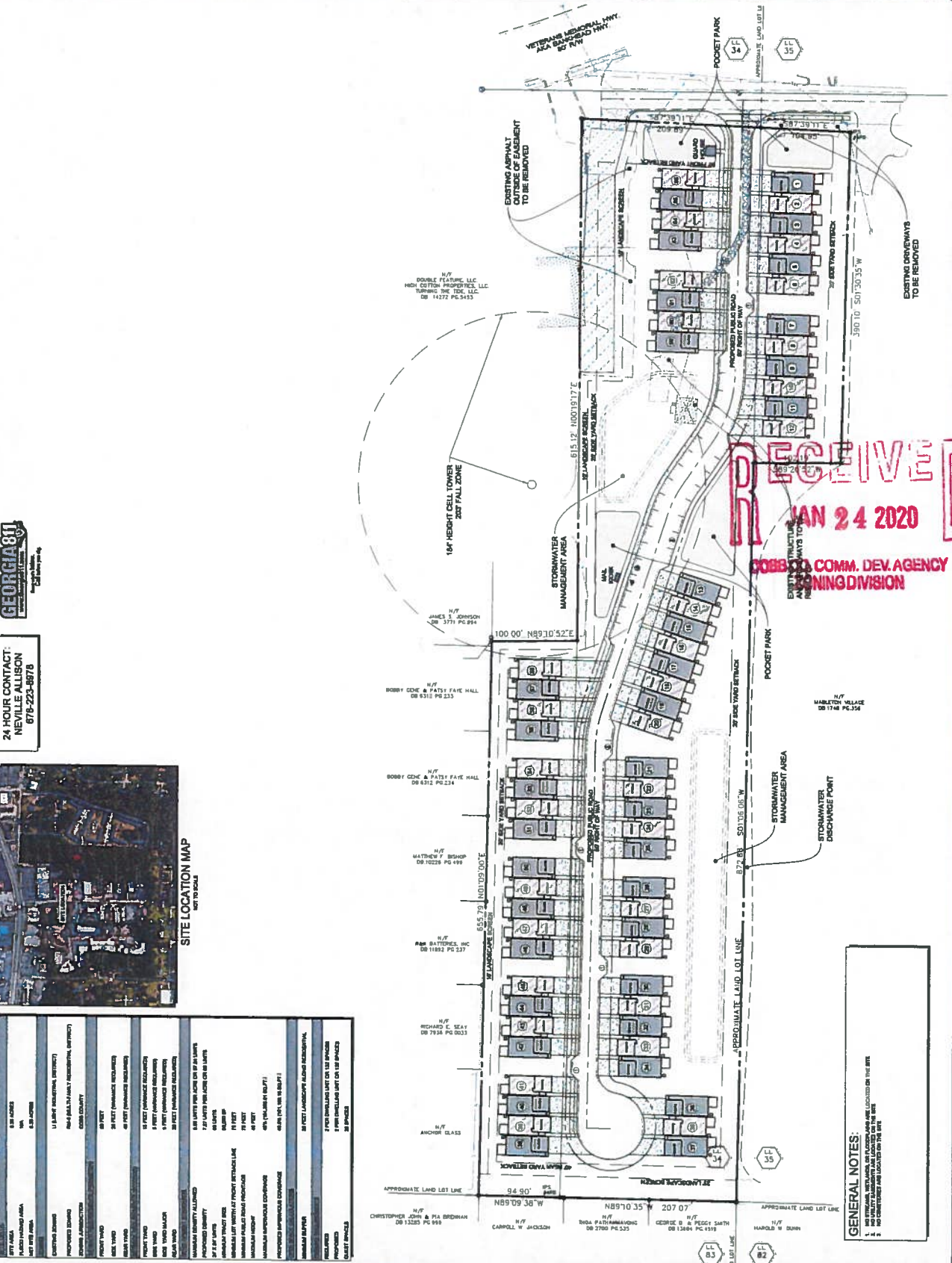
SCALE: 1" = 50'
 DATE: JANUARY 21, 2020
 PROJECT: 18247.00

C4 SHEET

THE REYVLE LAND GROUP
 ONE ALLIANCE CENTER
 3650 LENOX ROAD, SUITE 205
 ATLANTA, GEORGIA 30328
 PHONE: 678-223-8878

GENERAL NOTES:

1. SEE ALL PLANS FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.
4. ALL UTILITIES SHALL BE LOCATED ON THE SITE.
5. ALL UTILITIES SHALL BE LOCATED ON THE SITE.
6. ALL UTILITIES SHALL BE LOCATED ON THE SITE.



24 HOUR CONTACT:
 NEVILLE ALLISON
 678-223-8878



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 PLANNING DIVISION

EXHIBIT "A"



EXHIBIT "B"

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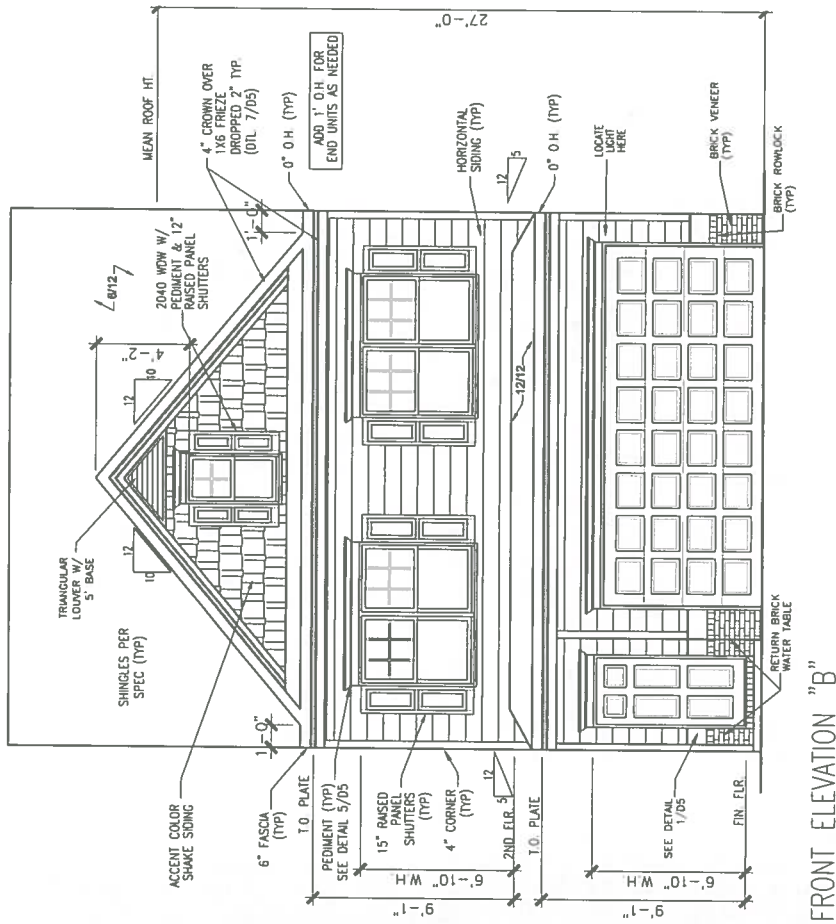
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 ELEVATION B
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FRONT ELEVATION "B"

SCALE 3/8" = 1'-0"

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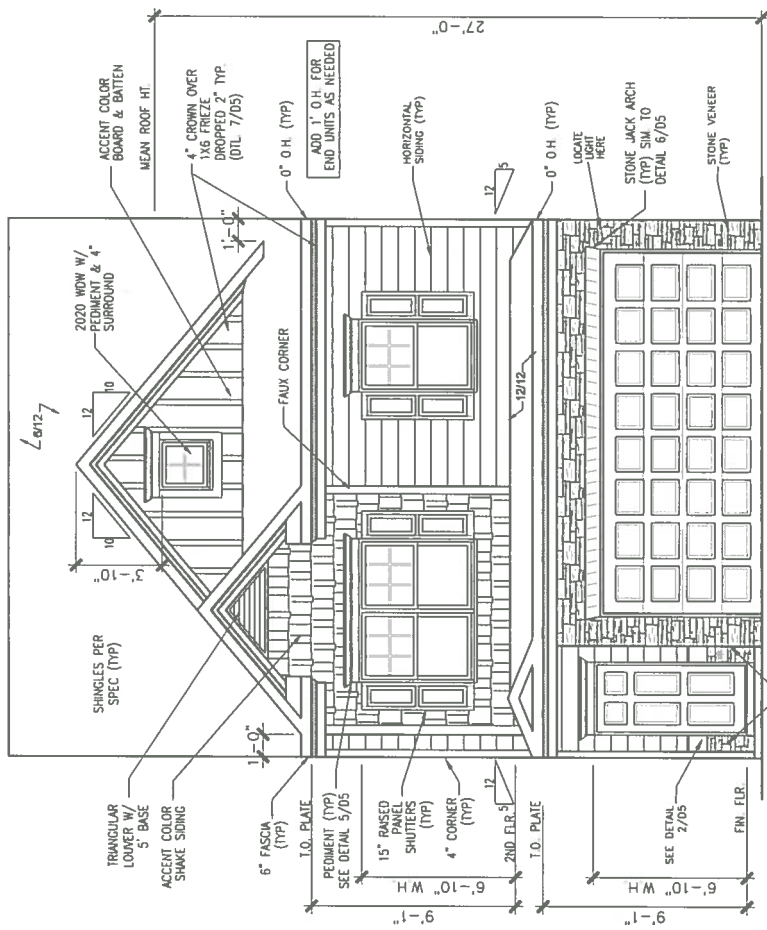
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PROJECT NO.	A1.3



FRONT ELEVATION "C"

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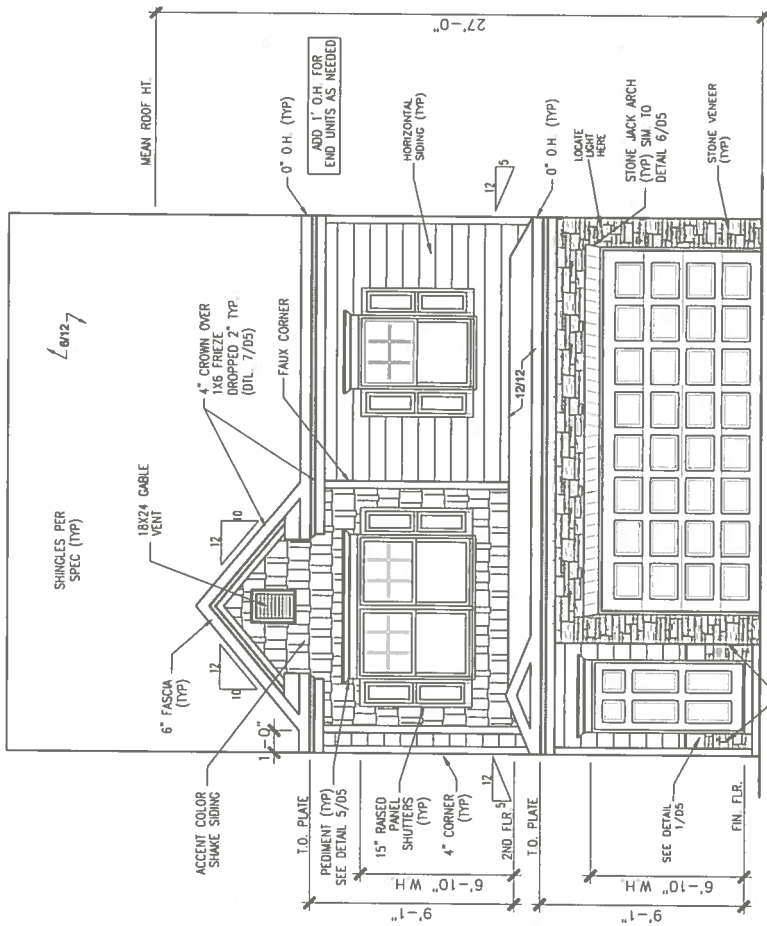
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03		AW	A1.4



FRONT ELEVATION "D"

SCALE: 3/8" = 1'-0"

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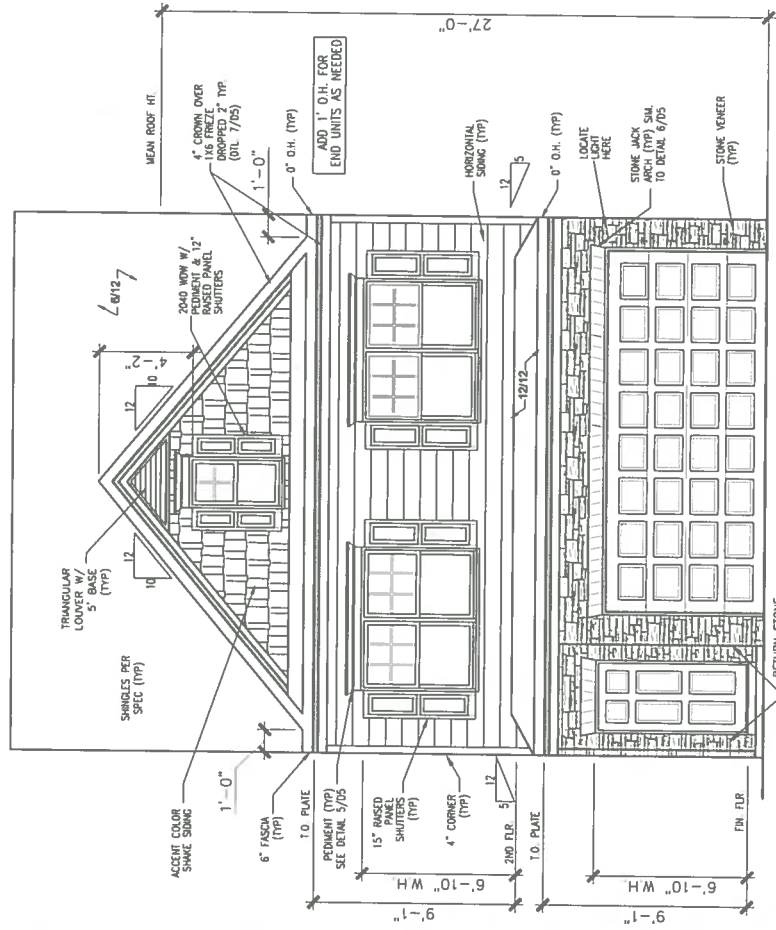
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YEAR	1965		
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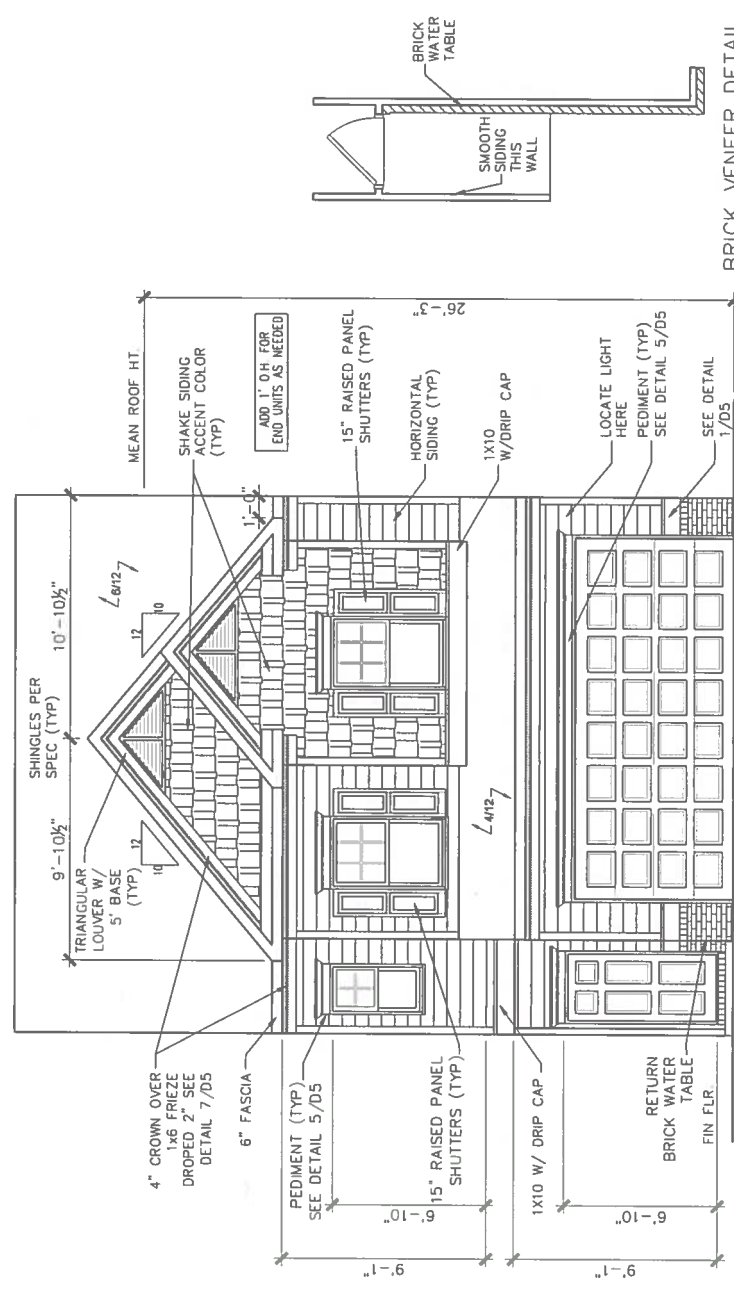
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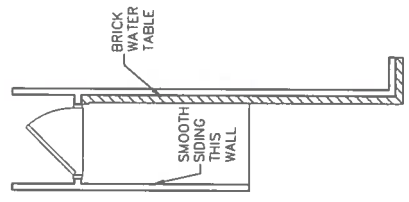
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BRICK VENEER DETAIL



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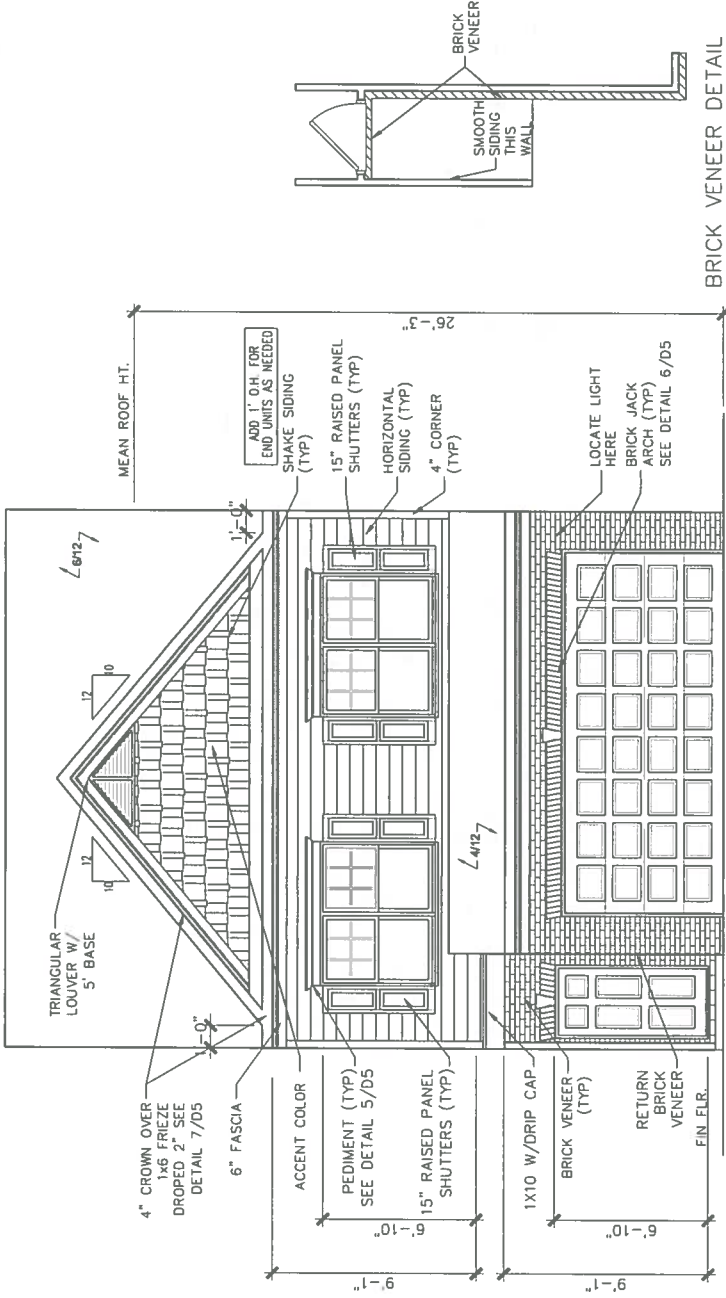
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TYPE	ALL C
REV	A1.3



BRICK VENEER DETAIL

FRONT ELEVATION "C"

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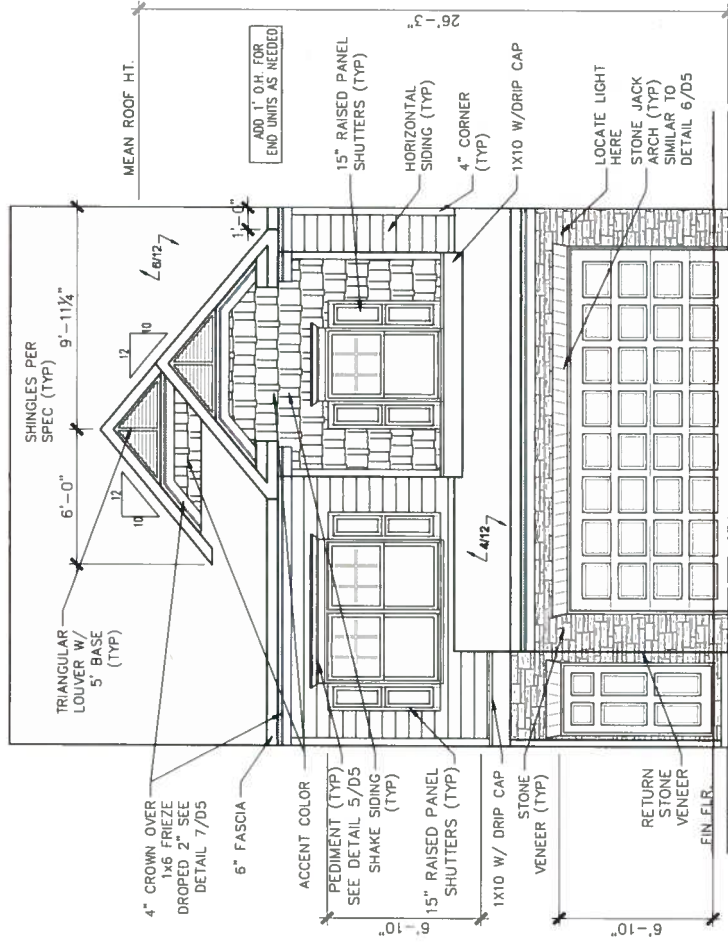


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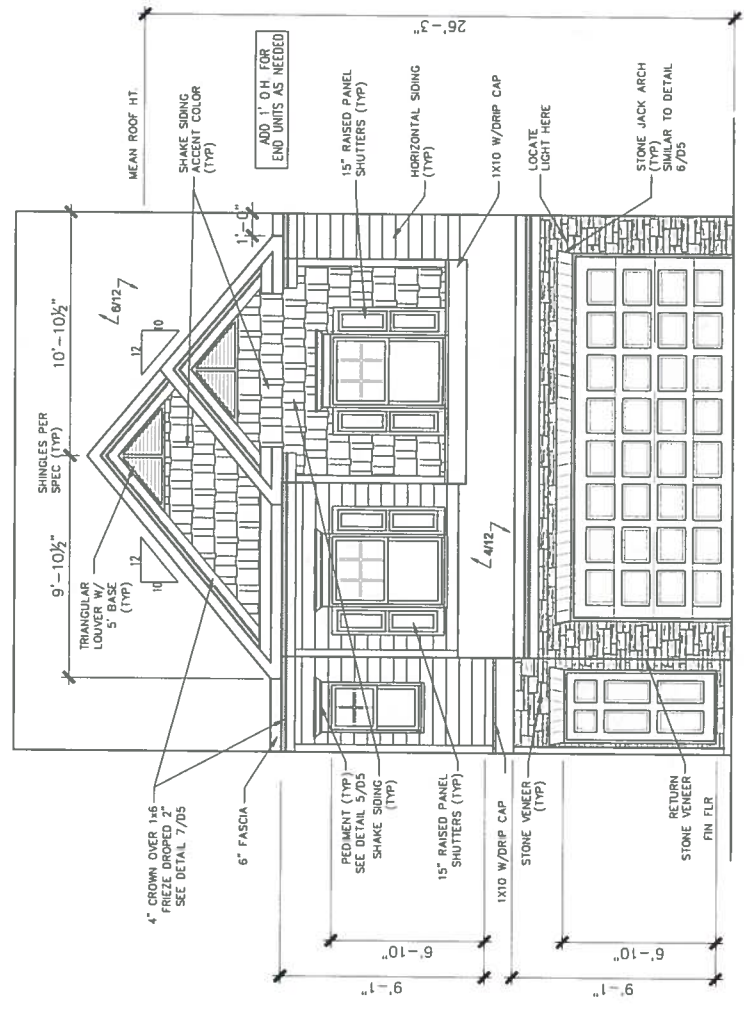


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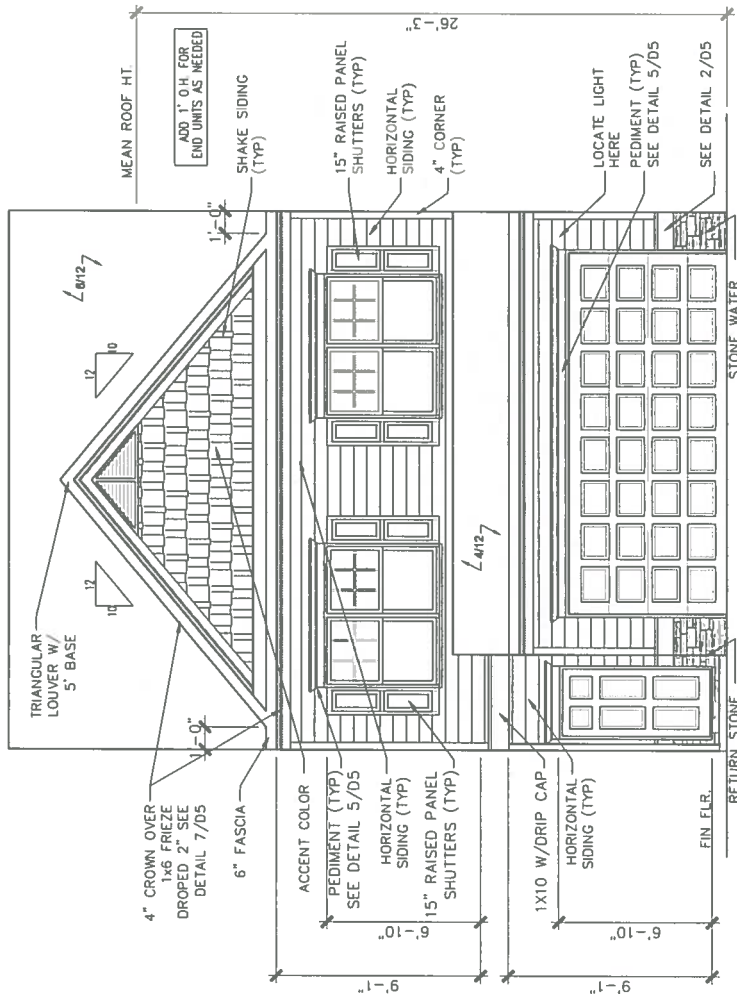


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