



# MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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December 1, 2021

residents and community 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 letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed 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 classifications of R-20 and Office/Institutional ("OI") to the proposed zoning classification of RM-8, site plan specific to the Rezoning Site Plan ("Site Plan") prepared for Applicant by Planners and Engineers Collaborative, dated September 23, 2021, and filed with the Application for Rezoning on October 7, 2021. A reduced copy of the Site Plan is attached to this stipulation letter as Exhibit "A" and incorporated herein by reference.
- (3) The Subject Property consists of 6.917 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of fifty-five (55) residences.
- (4) The proposed townhomes shall be Traditional in style and architecture, shall be a maximum of three (3) stories in height, and shall have exterior facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, and combinations thereof, with complementary accents, and shall be substantially similar to the elevation attached as Exhibit "B" and incorporated herein by reference. The District Commissioner shall approve the final elevations if substantially different from those depicted in Exhibit "B."
- (5) 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. All garages shall be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles.

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- (6) The proposed townhomes shall have a minimum of 2,000 square feet of heated and cooled area.
- (7) Garage doors shall be carriage style doors with decorative light fixtures above the garage doors.
- (8) All units within the proposed townhome community shall be “for sale” units. There shall be no more than a maximum of ten (10) percent of the units being leased at any one time.
- (9) Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which shall contain covenants, rules, and regulations applicable to the proposed townhome community, including the ten percent rental restriction and garage use restriction. The homeowners association shall be responsible for the maintenance of all roofs.
- (10) Additionally, and in conjunction with the Declaration of Covenants, Easements, and Restrictions, 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, amenity and open space, stormwater management landscape areas, general landscaped areas, mail kiosk, fencing, and the like contained within the community.
- (11) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents consistent with the architecture and style of the residences. The entrance landscaping shall be professionally designed, implemented, and maintained.
- (12) The setbacks for the proposed community shall be as shown and reflected on the Site Plan.
- (13) The amenity area for the proposed community shall consist of, at a minimum, a community gathering area and structure (i.e., pavilion, fire pit) for the residents and their guests; as well as, passive open areas.
- (14) Applicant agrees to construct an internal sidewalk along one side of the streets within the proposed townhome community which shall connect to exterior street sidewalks.

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- (15) All utilities servicing the residences within the proposed community shall be located underground.
- (16) Access to the proposed community shall be limited to Glore Drive only. Access from Camilla Drive shall be gated, knock-box entry, and restricted to emergency vehicles only.
- (17) Minor modifications to the within stipulations, the referenced, Site 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;
  - (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.
- (18) All landscaping referenced herein; including, but not limited to, the street frontage, entrance area, and landscape buffer, shall be approved by the Cobb County Arborist as part of the Plan Review Process and incorporated into the overall landscape plan for the proposed community.

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- (19) Applicant agrees to the creation and establishment of a Landscape Review Committee consisting of a representative of Applicant and/or Developer, 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 exterior landscape buffers, and an emphasis on streetscape landscaping along Veterans Memorial Highway, and/or privacy fencing.
- (20) Detention and water quality facilities for the proposed community shall be as shown and reflected on the Site Plan, unless approved otherwise by Cobb County Stormwater Management. Said facilities shall be screened by a black, vinyl-clad chain link fence, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process. All landscaping and fencing surrounding the detention areas shall be maintained by the mandatory homeowners association.
- (21) Applicant agrees to the following system improvements to mitigate traffic concerns:
  - (a) Construction of an acceleration/deceleration lane along the frontage of the Subject Property on Glore Drive; and
  - (b) Installation of sidewalk, curb, and gutter along the property frontage on Glore Drive.

We believe the requested zoning, together with the referenced Site 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.

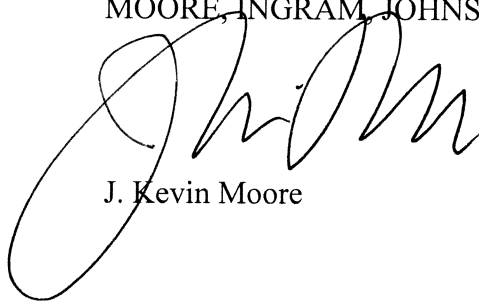
**MOORE INGRAM JOHNSON & STEELE**

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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:  
Lisa N. Cupid, Chairwoman  
JoAnn Birrell  
Kelli A. Gambrill  
Jerica Richardson  
Monique Sheffield  
(With Copies of Attachments)

Cobb County Planning Commission:  
Fred Beloin, Chairman  
David Anderson  
Deborah Dance  
Michael Hughes  
Stephen Vault  
(With Copies of Attachments)

Jeannie Peyton  
Senior Planner  
Zoning Division  
Cobb County Community Development Agency  
(With Copies of Attachments)

Robin Meyer  
Mableton Improvement Coalition  
(With Copies of Attachments)

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c: Taylor Morrison of Georgia, LLC  
(With Copies of Attachments)

P: (770) 451-2741 E: (770) 451-3915  
WWW.PEC-PLUS



**PROJECT**  
**VETERANS MEMORIAL HWY. at GLORE DR.**  
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

440 VETERANS MEMORIAL HWY.  
MABLETON, GA 30126  
CITY OF MABLETON/  
COBB COUNTY JURISDICTION

FOR  
**TAYLOR MORRISON**

**MUNICIPALITY PROJECT #**

NO.	DATE	BY	DESCRIPTION

**REVISIONS**

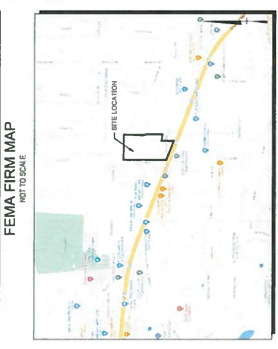
NO.	DATE	BY	DESCRIPTION

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

OSWALD LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION E-000003388 EXP. 12/28/2021

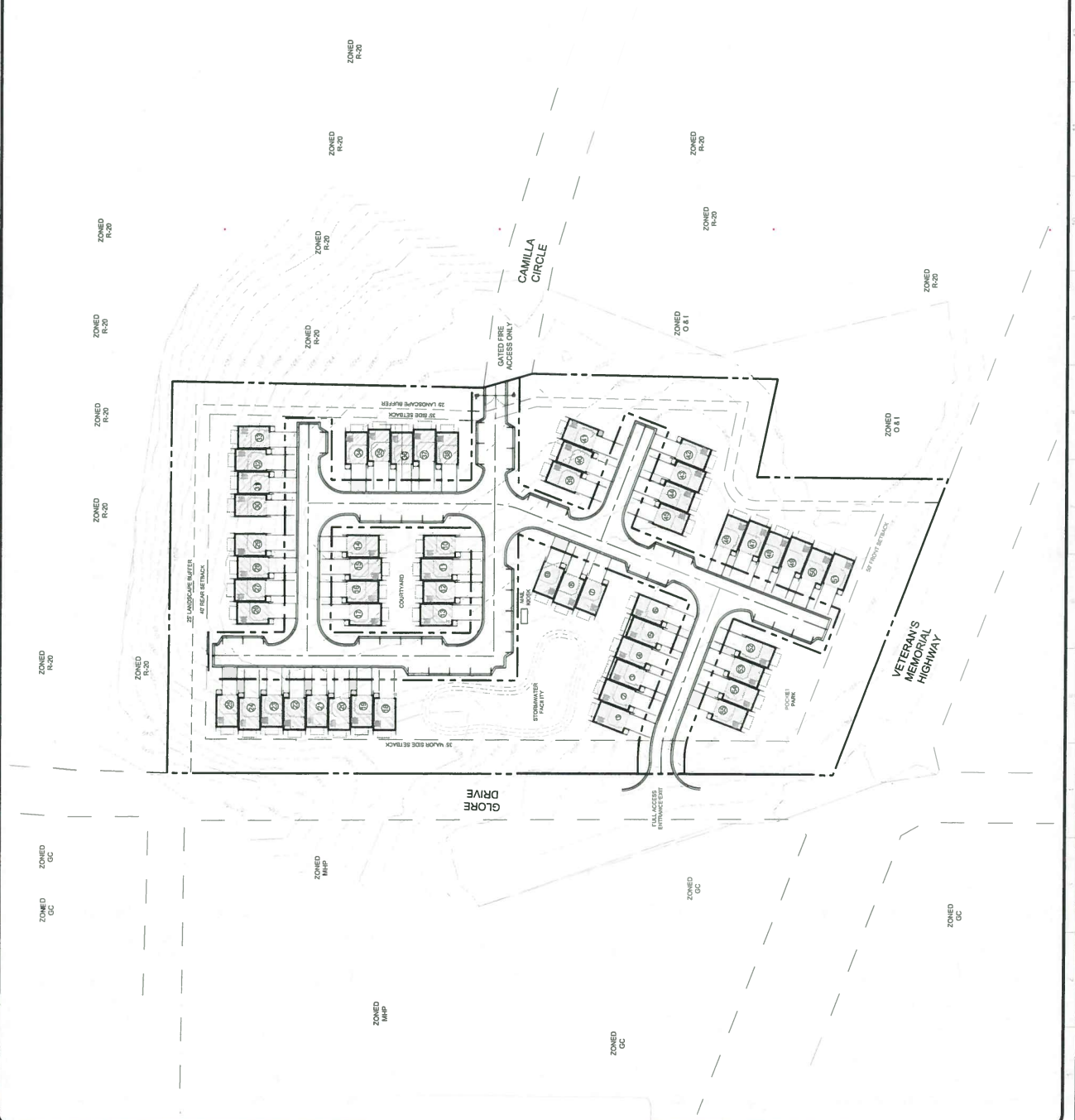
**MASTER REZONING PLAN**

SCALE: 1" = 50'  
DATE: 10/05/2021  
PROJECT: 21255.00



**SITE LOCATION MAP NOT TO SCALE**

ITEM NO.	DESCRIPTION	8.811 ACRES
EXISTING ZONING	R-20 / RM-8	8.811 ACRES
PROPOSED ZONING	R-20	
ZONING JURISDICTION	COBB COUNTY	
FRONT SETBACK (METEOROLOGICAL)	50 FEET	
FRONT SETBACK (COLLECTOR & LOCAL ROAD)	50 FEET	
MAJOR SIDE SETBACK	30 FEET	
SIDE SETBACK	30 FEET	
REAR SETBACK	30 FEET	
REQUIRED BUFFER	25' LANDSCAPED SCREENING BUFFER ADJACENT TO ALL RESIDENTIAL PROPERTIES	
MINIMUM FRONT YARD SETBACK	30 FEET	
MAXIMUM FRONT YARD SETBACK	4' TO 6" MAX. 40 FEET	
MAX. COVERAGE	45%	
# OF FRONT LOADED TOWNHOMES	65 UNITS	
# OF FRONT LOADED CONDOS	10 UNITS	
MAX. # OF UNITS ALLOWED	85 UNITS	
TOTAL PARKING REQUIRED	110 SPACES (2 SP. DWELLING UNIT)	
EXISTING PARKING	30 SPACES (6 SP. DWELLING UNIT)	
PROPOSED GUEST PARKING	30 SPACES (1.5 SP. DRIVEWAY SP.)	
PROPOSED GUEST PARKING	30 SPACES (1.5 SP. DRIVEWAY SP.)	
TOTAL PARKING PROVIDED	252 SPACES (1.5 SPACES/DWELLING UNIT)	



**24 HOUR CONTACT:**  
**WALTER PARKER**

**EXHIBIT "A"**

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**EXHIBIT "B"**