MAILING ADDRESS
1635 OLD 41 HWY
STE 112-346
KENNESAW, GA 30152

CAPITAL ASSOCIATES
REAL ESTATE LLC

ERNEST J. (E.J.) CAMPBELL III
PRINCIPAL BROKER
GA LIC: 321328

678-283-4994
EJCAMPBELL@COMCAST.NET

November 15, 2023

VIA Hand Delivery: 11/15/2023
VIA Email: 11/15/2023

TO: **Mr. John Pederson, AICP**
Zoning Division Manager
Cobb County Community Development Agency
1150 Powder Springs Rd. STE 400
Marietta, GA 30064
7770-528-2024
john.pederson@cobbcounty.org

RE: **"Other Business" Application No. 57 (2023)**
Agreeable Stipulations, Revised Site Plan and Additional Information
Applicant: Susan H. Pryor
Subject Property: 275 Lane Dr. Mableton, GA 30126

Mr. Pederson:

I hope this letter finds you well. The above referenced "Other Business" Application is currently scheduled to be heard by the Board of Commissioners (BOC) on Tuesday, November 21, 2023. This letter and attachments provide additional information, a revised site plan and agreeable stipulations for this application.

The Applicant seeks approval for a lot split and minor modifications to the existing R-20 district regulations pursuant to construction of a new single-family dwelling on the vacant lot identified as Lot 1 on the Lot Division Plan dated October 3, 2023 and submitted concurrently with the Application on October 17, 2023. The Application seeks to utilize the regulations for the existing R-20 zoning district throughout the two parcels and requests the following modifications:

1. Approval of a lot split consistent with the Lot Division Plan dated October 3, 2023;

2. Reduction in the minimum lot size of Lot 2 from 20,000 square feet to 18,990 square feet. This is a 5.05% reduction in lot size;

3. Reduction in the front building setback of Lot 1 from 35 feet to 27.5 feet. This is a 22% reduction in the front building setback requirement for Lot 1. This request anticipates the need for additional buildable area on the lot to facilitate on-site water quality facilities.

A total of one new residential lot is created with this Application. The existing dwelling shall remain on a newly sized and configured Lot 2 and maintain its current driveway location on Lane Dr. The

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Applicant intends to maintain ownership of both parcels and construct a new single-family residential dwelling on Lot 1. The new home will be of a style and size consistent with adjacent and nearby properties. The construction will also feature traditional architecture and a minimum house size of 1,200 square feet. Existing structures on Lot 1 will be removed.

In regards to the concept of a lot split for this property, it is important to note that the proposed Lot 1 was previously a separate parcel with a substantially congruent size and shape. A survey for Brenda Nash by KENCO Engineering and Surveying Co. dated April 17, 1980 and recorded Plat Book 75 Page 130 is attached for reference. The previous location of the eastern property line is identified as "original property line" on Lot Division Plan dated October 3, 2023.

A conversation and correspondence with Mr. Frank Gipson, CPESC, Erosion Control Division Manager, resulted in Mr. Gipson determining that the 50' and 75' stream buffers would not apply if the property was platted prior to the year 2000. A copy of Mr. Gipson's email is attached for your reference.

An updated Lot Division Plan dated October 3, 2023 is attached hereto and replaces the version submitted with the application. This version of the Lot Division Plan was developed as a result of conversations with County departmental staff and members of the Applicant's project team. Changes included in the revised Lot Division Plan are:

1. The proposed 27.5' front setback / building line is shown on Lot 1 as per the request in the Application,

2. The 50' and 75' stream buffers have been removed,

3. Additional existing structures on Lot 1 are labeled 'to be removed'

Additionally, a House Floor Plan Study produced by the project architect, Peter Polite, is attached and provided to further illustrate the concept for the dwelling to be constructed relative to site and regulatory conditions.

With respect to the information provided herein, this letter constitutes the Applicant's agreement with the stipulations as identified below. This agreement is subject to the Application approval in substantial conformity to the revised Lot Division Plan submitted concurrently with this document. The Applicant agrees that the following stipulations shall become binding conditions upon the approved application (language is specific to ITEM OB-57-2023 case notes made available to applicant's representative on November 9, 2023 and attached hereto):

A. Compliance with the comments and recommendations of the Cobb County Fire Marshal's Office.

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B. Compliance with the comments and recommendations of the Cobb County Department of Transportation (DOT) inclusive of the following:

   1. Donation of land area for the purpose of right-of-way (ROW) on the south side of Lane Drive. The new ROW shall extend 25' from the center line of the existing roadway as currently shown on the revised Lot Division Plan dated October 3, 2023 and attached hereto.

   2. Compliance with sight distance requirements for the driveway / access to Lane Drive.

   3. Compliance with residential driveway design requirements pursuant to Cobb County Development Standard 402.7.1 and Standard Detail 116R – Residential Driveway.

   4. Driveways on Lane Drive will be treated with a hardened surface pursuant to Cobb County Development Standard 402.7.1 and Standard Detail 116R – Residential Driveway.

C. Compliance with the Cobb County Stormwater Management and Erosion Control codes and regulations.

D.

Please feel free to contact me with any questions regarding these items or the application at large. Thank you for your time and expertise.

Best regards,

CAPITAL ASSOCIATES REAL ESTATE LLC

Ernest J. (E.J.) Campbell III
Applicant Representative
678-283-4994
ejcampbell@comcast.net

cc: Mrs. Susan H. Pryor
attachments

This box reserved for Clerk of Superior Court Clerk for Filing Information

General Notes:

Property Addresses:

Lot 1:
Vacant lots are assigned addresses once plans are submitted to the GIS Section of Community Development showing development on the property and access to the lot has been defined.

Lot 2:
275 Lane Drive, SW, Mableton, Georgia, 30126

Date of Field Survey:
June 21, 2023

Original Date of Plat:
June 28, 2023

Equipment Used: Topcon GTS 225 Total Station

Statement of Encroachments:
None observed on date of field survey.

Closure Statement:
The field data upon which this map or plat is based was obtained with an open traverse and was not adjusted.
This map or plat has been computed for closure and is found to be accurate within one foot in 186,916 feet.

All distances shown on survey are horizontal distances.
All distances shown on survey are "ground distances".

References:

"East Portion of Original Parcel"
Deed Book 1905, Page 412

"West Portion of Original Parcel"
Deed Book 10813, Page 539
Deed Book 13451, Page 2485
Plat Book 75, Page 130

Flood Hazard Note:
By graphic plotting only, this property **is not located** in an identified **100-year flood hazard area** per official **F.I.R.M. Panel No. 13067C0216H** which bears an **effective date of March 4, 2013**.
A portion of this property "**is located within the 500-year flood hazard area"** per this F.I.R.M. Panel.

Additional Notes:

- If the cumulative disturbed area on these lots equals one acre or more at any point in time, a land disturbance permit must be obtained through the Cobb County Community Development Agency. For questions, call the Site Plan Review Section Manager.
- It is the owner's/developer's/ builder's responsibility to establish and maintain adequate Best Management Practices (BMPs) for erosion control upon commencement of any land disturbing activities. All land disturbing activities are subject to inspection by the Cobb County Community Development Agency to determine compliance with the erosion/sediment control ordinance. For any project with a disturbed area of one acre or larger, a Notice of Intent(NOI) must be filed with the Georgia Environmental Protection Division (EPD) and the local issuing authority (Cobb County).
- This survey has been prepared for the exclusive use of the person, persons, or entities named hereon. No expressed or implied warranties with respect to the information shown hereon is to be extended to any other person, persons, or entities without an expressed re-certification by the surveyor.
- **Cobb Department of Transportation Note:** Existing asphalt driveway apron to be removed. New driveway location shall be entirely on Lot 1.
- **Lot 1 - Existing Improvements Note:**
  All existing improvements on Lot 1to be removed.
- An on-site sewage management system permit will be issued by Cobb County Board of Health upon compliance with the Rules and Regulations for On-Site Sewage Management Systems.

Surveyor's Acknowledgment

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Cobb County Development Standards.

James A. Evans, Jr. — Signature, Registered Ga. Land Surveyor
James A. Evans, Jr. — Printed Name
08/15/2023 — Date

GEORGIA REGISTERED NO. 2167 PROFESSIONAL LAND SURVEYOR JAMES A. EVANS, JR.

SURVEYOR'S CERTIFICATION:
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James A. Evans, Jr. 08/15/2023
James A. Evans, Jr., GA RLS #2167
Certificate of Authorization (COA) No. LSF000248

Owner's Acknowledgement:
I hereby certify that I am the owner of the land shown on this plat (or a duly authorized agent thereof) whose name is subscribed hereto. I ackowledge that this plat was made from an actual survey. I understand that the approval of this plat by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property. And futher, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat, and do hereby bind owners and myself subsequent in title to defend by virtue of these presents.

signature — Susan H. Pryor — date

signature — Bradley Q. Pryor — date

Cobb County Development Certification

This plat, having been submitted to Cobb County and having been found to comply with the Cobb County Development Standards is approved for recording.

Cobb County Water System — date

Zoning Division — date

Development & Inspections Division — date

"Per Cobb County Code Sec. 134-267(b), No fence or freestanding wall (both herein referred to as fence) other than a retaining wall shall be more than eight feet in height (not adjacent to a road), or be constructed in a public road right-of-way (road). If a fence is adjacent to a public road right-of-way, or is in front of or to the side of the house in a residential district, or is in front of or to the side of a building in a nonresidential district, such fence shall not exceed six feet in height and shall further meet the requirements set forth in section 134-263 if a corner lot (intersection site distance). The required height limitation (which includes posts or columns and ornaments on top of fence) must be met on both sides of fence, and measured from the existing grade upon which it is erected. No more than six inches of backfill shall be included when determining the height of the fence. Fences shall be maintained in a structurally sound condition. Furthermore, no freestanding wall or fence adjacent to a public road right-of-way, or in front of or to the side of the house in a residential district, or in front of or to the side of the building in a nonresidential district is permitted to be more than 6-feet in height unless approved by the Board of Zoning Appeals or the Board of Comminsioner."

Certification of the Cobb County Board of Health

This plat or survey has been approved for development utilizing on-site sewage management systems except as noted. Unauthorized excavation or filling of lots may render their approval void.

Environmental Health District Director — Date
Cobb County Public of Health

Note on Individual Septic Systems:
SP: Approval of individual site plan required prior to issuance of on-site sewage management system permit.
SPA: Approval of individual site plan utilizing an alternative on-site sewage management system required prior to permit issuance.
Out: Currently unsuitable for on-site sewage management systems.
Sewer: To be served by sanitary sewer only.

Lot and Area Summary:

Number of Lots = 2

Total Area
+/- 0.895 Acres
38,991 square feet

"Lot 1"
+/- 0.459 Acres
+/- 20,001 square feet

"Lot 2"
+/- 0.436 Acres
+/- 18,990 square feet

Abbreviations:

BL	building setback line
calc	calculated point
EP	edge of pavement
FH	fire hydrant
IPP	#4 rebar placed
IPF	#4 rebar found
POB	point of beginning
OTF	open top pipe found
PP	power pole
R/W	right-of-way
STA	station
SSMH	sanitary sewer manhole
WM	water meter

Current Zoning Information:
Zoned R-20 (Residential)
Minimum Lot Size = 20,000 square feet
Front Setback (FBL) = 35-feet
Side Setback (SBL) = 10-feet
Rear Setback (RBL) = 35-feet
Maximum Impervious Surface Area Allowed = 35%

F

Fire Apparatus access shall meet the following:
- Driveway must have a minimum 12' driving surface width (CCDS 402.07.01) with minimum 25' turning radius.
- Show driveway of each parcel. (CCDS 103.31.4)
- Fully developed landscaping shall be at least 7'0" from center of drive (14' clear width) and 13'6" vertical clearance.
- Maximum grade shall not exceed 18% and the angle of departure shall not exceed 8.5%.
- Driveway must extend to within 150' of the structure.
- Driveway is limited to 1000' maximum from roadway unless an approved turn-around is provided. Approved turnarounds include the following….
  - Residential cul-de-sac without an island shall have a 38-foot outside radius. A cul-de-sace with an island reverts to the commercial standards (96' diameter).
  - Hammerhead turn-around: total of 102 feet needed (45 ft + 12 ft drive + 45 ft) with the turn-around leg to be a minimum of 20 ft wide.
- Driveway must support 25 Tons (50,0000 lbs).
- Provide emergency acess through all gates securing Fire Dept. access with a minimum 12'-0" clear width and approved means of operation (www.knoxbox.com)

Fire Hydrant access and flow shall meet the following:
- Hydrant must be located within 500' of all single family homes (CD 410.5.2)
- Fire Flow Test from closest existing hydrant shall be provided meeting the minimum, 1000 gpm @ 20 psi (CD 410.5.2)
  - An alternate equivalency for the above requirements, subject to approval by the Cobb County Fire Marshal's Office is one of the following:
    1.) NFPA 13D sprinkler system
    Add this symbol and legend where fir sprinklers are added:

F/S

Stream Buffer Note:
The stream running through this platted property is considered as "**State Waters**" by the Cobb County Water System and/or the State of Georgia and subject to "**stream buffers**" as defined by Cobb County and/or the State of Georgia as published on Cobb County Water System's Stream Buffer Tile No. 18, dated August 1, 2018.

"**State Waters**" means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation, except as may be defined in12-7-17(8) (O.C.G.A. 12-7-3(16).

Title Note:
The survey shown hereon was prepared without the benefit of an abstract of title. Therefore, the undersigned and J. A. Evans and Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Underground Utility Note:
Visible evidence of underground utilities "**as shown on this plat of survey**" are for the clients' convenience only. There may be other underground utilities not shown.
The surveyor assumes responsibility only for the visible evidence of underground utilities "**as shown on this plat of survey**". All damage made to existing utilities by the owner, or owner's agent shall be the sole responsibility of the owner, or owners' agent. Owner is cautioned to contact **www.Georgia811.com** prior to any type of excavating activity.

Drainage, Sanitary Sewer and Easement Note:
- In all cases, only "**visible evidence"** of drainage and sewer structures are located when conducting the fieldwork performed for this "**plat of survey**".
- When visible, evidence of drainage and sewer structures such as **catchbasins (CB)**, **drop inlets (DI)**, **headwalls (HW)**, **junction boxes (JB)**, and **sanitary sewer manholes (SSMH)** are field located while performing the fieldwork for this "**plat of survey**".
- When these "**types of structures are not visible",** but are graphically shown on the record plat of survey, these "**structures"** and "**associated easements"** are scaled from the recorded plat referenced on this "**plat of survey**".
- Furthermore, evidence of these "**types of structures"** shown on official documents "**provided to the surveyor**" that have been obtained from city, county or state officials responsible for compiling evidence of infrastructure and documentation of easements can be graphically shown on this plat of survey if the surveyor is informed of them "**prior to the date of plat**" as shown on this "**plat of survey**".

J. A. Evans and Associates
3279 Powder Springs Road
Powder Springs, GA 30127
770-943-0000
evansassoc@att.net

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.PDF copies of the **AutoCAD file** that this "**plat of survey**" was prepared from are provided to the client. The **AutoCAD (.dwg and/or .dxf) file** of this drawing is the sole ownership of J. A. Evans and Associates Land Surveyors and is not provided to clients or their representatives.
The **.pdf file** and the **AutoCAD file** of this "**plat of survey**" is copyrighted by James A. Evans, Jr., owner of J. A. Evans and Associates.
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"Basis of Bearings"
Plat Book 75, Page 130

N

0 10 20 40
1" = 20 feet

SPR-2023-00317

Lot Division and Retracement Survey for:

Susan H. Pryor and Bradley Q. Pryor

Land Lot 75
18th District, 2nd Section
City of Mableton
Cobb County, Georgia

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	jae	07/20/2023	- revised to re-divide property per request by owner
2	jae	08/15/2023	- address county comments

Contact: James A. Evans, Jr., GA RLS #2167
Phone: 770-943-0000
Email: evansassoc@att.net

1-2

JAE Job# 230080

F

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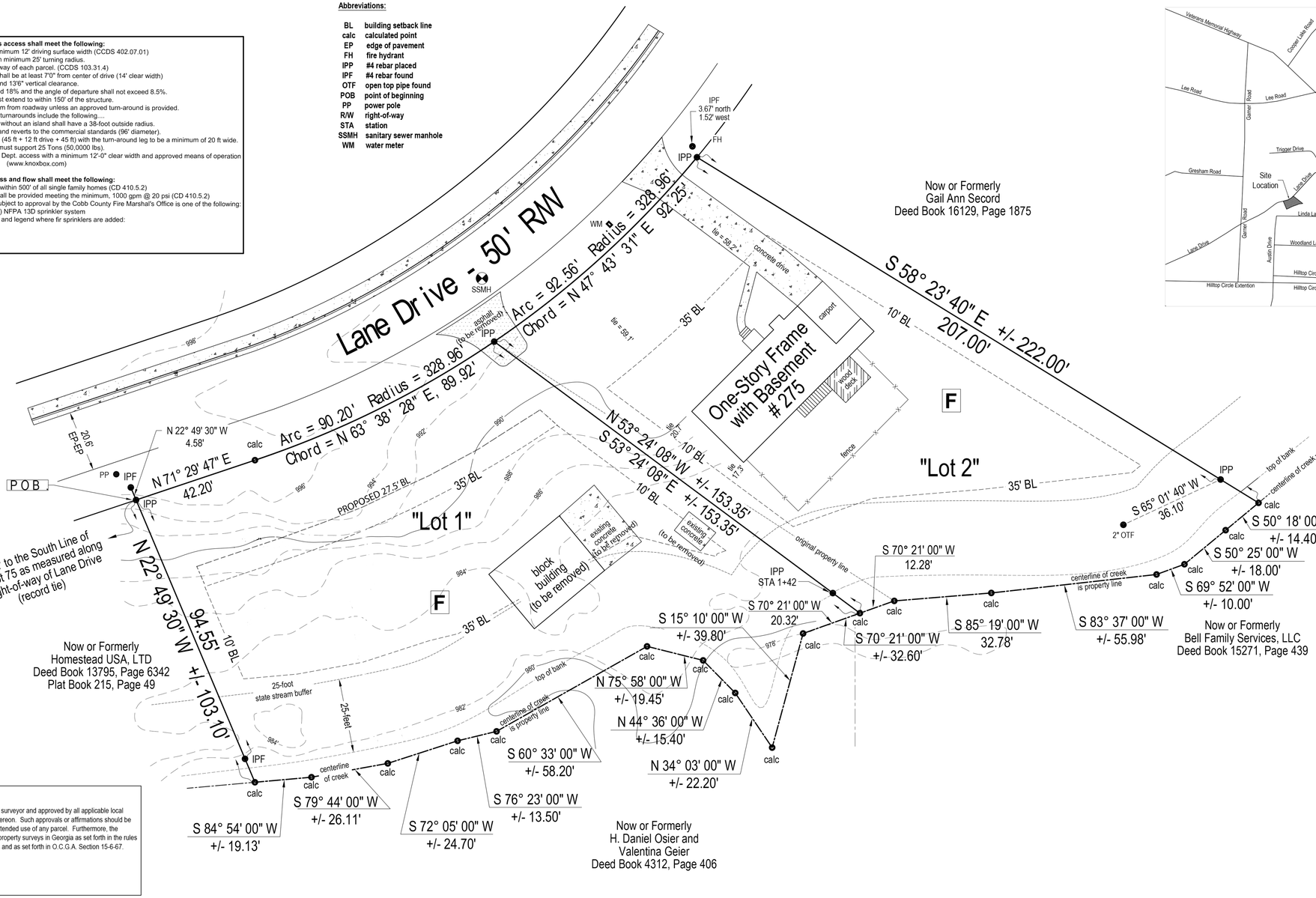

Topographic Contour Information - October 3, 2023:

Contour Interval = 2-feet

Contours are not generated from a "ground run" topographic survey.

Contours scaled from Cobb County GIS 1-foot contour map.

Accuracy of this topographic information is not guaranteed.

GEORGIA REGISTERED NO. 2167 PROFESSIONAL LAND SURVEYOR JAMES A. EVANS, JR.

SURVEYOR'S CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to the intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James A. Evans, Jr., GA RLS #2167
Certificate of Authorization (COA) No. LSF000248

J. A. Evans and Associates
3279 Powder Springs Road
Powder Springs, GA 30127
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evansassoc@att.net

"Basis of Bearings"
Plat Book 75, Page 130

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SPR-2023-00317

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Susan H. Pryor and Bradley Q. Pryor

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18th District, 2nd Section
City of Mableton
Cobb County, Georgia

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	jae	07/20/2023	- revised to re-divide property per request by owner
2	jae	08/15/2023	- address review comments
3	jae	10/03/2023	- added 2-foot contours from Cobb GIS 1-foot contour map.

Contact: James A. Evans, Jr., GA RLS #2167
Phone: 770-943-0000
Email: evansassoc@att.net

2-2

JAE Job# 230080

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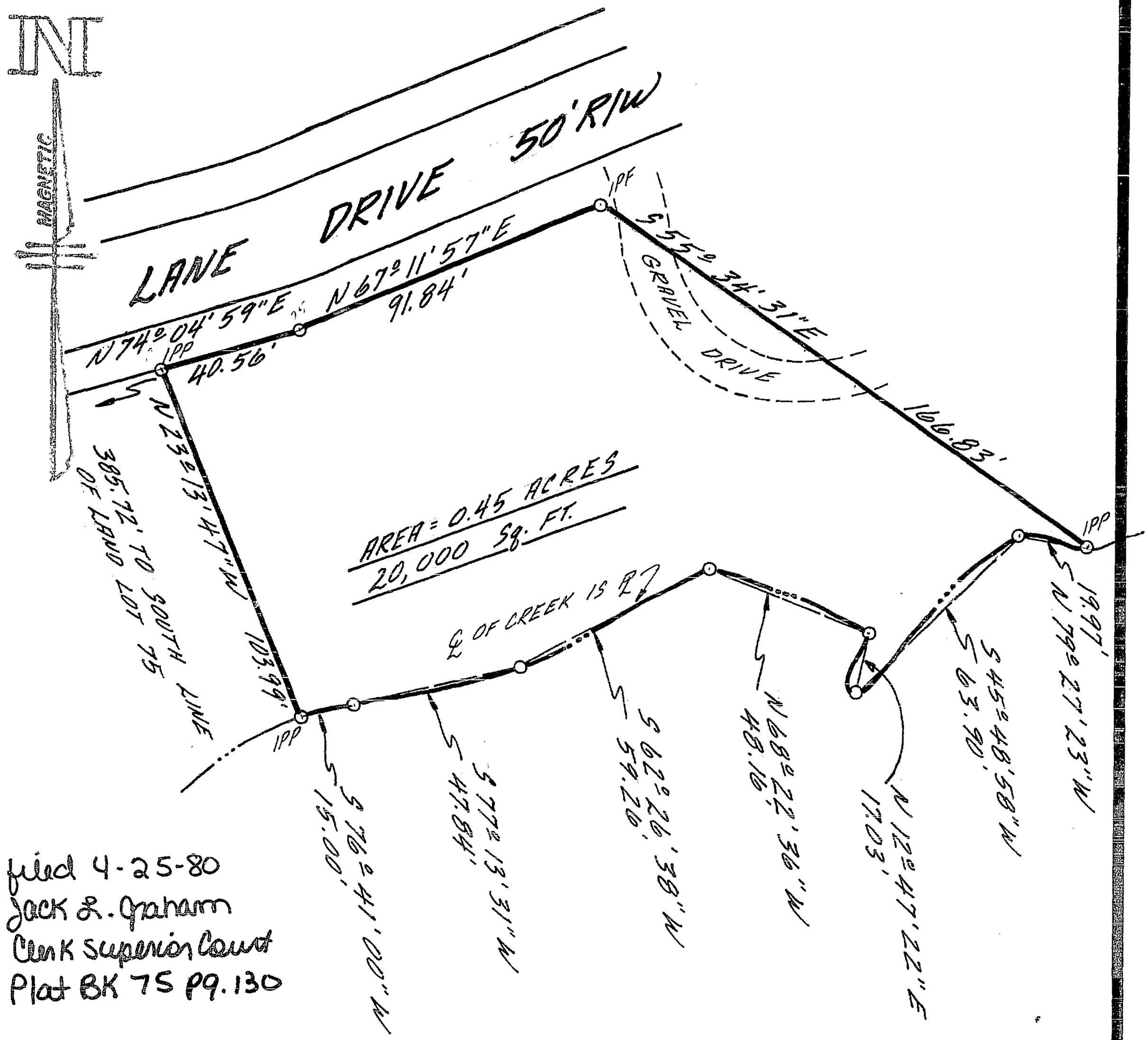

filed 4-25-80
Jack R. Graham
Clerk Superior Court
Plat BK 75 Pg. 130

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

MEMBER GA. ASSN. REG. LAND SURVEYORS

GEORGIA REGISTERED No. 1343 LAND SURVEYOR DANIEL N. BARNFIELD

KENCO ENGINEERING AND SURVEYING CO.
Mableton, Georgia

SURVEY FOR
BRENDA NASH

	REVISIONS
LAND LOTS - 75	
DISTRICT - 18TH SECTION - 2ND	CC - H.P.
COUNTY - COBB	DWN - P.L. CHKD - K.R.
STATE - GEORGIA	JOB NO.
DATE 4-17-80 SCALE 1" = 40'	

Dietzgen N. O. 198M "Ageproof"

Subject: RE: 275 Lane Drive - SPR-2023-00317 - Lot Split for New Home and Stream Buffers
From: "Gipson, Frank" <Frank.Gipson@cobbcounty.org>
Sent: 10/16/2023 8:47:00 AM
To: "'EJ Campbell'" <ejcampbell@comcast.net>;
CC: "'Susan Pryor'" <susan.pryor@benchmark.us>;

Morning Mr. Campbell,

If the lots at the above location was platted prior to the year 2000 only a 25' state buffer will be required and the 50' and 75' buffer can be removed from the plat. Also if the block building is to remain no further encroachment is allowed into the 25' buffer area. Thanks Frank

Thank you,
Frank Gipson, CPESC
770-528-2191
Erosion Control Division Manager
Cobb County Community Development Agency

COVID-19 Notice:
Erosion Control operations will continue on an as-needed basis.
For assistance you may reach the Erosion Control office by calling 770-528-2190 or emailing frank.gipson@cobbcounty.org.
For an up-to-date status on all Community Development Agency operations, please visit https://www.cobbcounty.org/community-development/news/covid-19-agency-update .

From: EJ Campbell <ejcampbell@comcast.net>
Sent: Friday, October 13, 2023 2:25 PM
To: Gipson, Frank <Frank.Gipson@cobbcounty.org>
Cc: 'Susan Pryor' <susan.pryor@benchmark.us>; EJ Campbell <ejcampbell@comcast.net>
Subject: 275 Lane Drive - SPR-2023-00317 - Lot Split for New Home and Stream Buffers

Frank,

Good afternoon and happy Friday, hope you had a great week. I have a quick question regarding an Other Business case to be submitted this Tues 10/17/23.

Previously, Mrs. Susan Pryor has been in contact with you regarding stream buffers at her property at 275 Lane Dr. Mableton 30126 (Parcel ID 18007500380). Email string is below for reference.

I am working with Mrs. Pryor and her husband to obtain approval for a lot split through an Other Business zoning request of this parcel pursuant to building a single family home on proposed Lot 1 as per the survey attached.

We have developed an updated survey and concept house location sketch from the architect. I have attached both for your review. I would like to confirm that the 50' undisturbed buffer and 75' impervious buffers are not applicable to this tract because of original plat date. Please advise when possible.

I am available to answer any questions or provide additional information if necessary. Please feel free to contact me if I can be of assistance.

Thank you for your time and expertise!

E.J. Campbell | Ga Lic: 321328
Principal Broker, Realtor®
Capital Associates Real Estate LLC
Direct: 678-283-4994

Offers subject to errors, changes, omissions, prior sales and withdrawals without notice. Information deemed reliable but not guaranteed and should be independently verified. This is not an attempt to solicit properties currently listed with a real estate broker. Equal Housing Opportunity.

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Capital Associates Real Estate LLC | Ga Firm Lic: H65998
1635 Old 41 Hwy NW Suite 112 346 Kennesaw, GA 30152

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------ Original Message ------
From "Gipson, Frank" <Frank.Gipson@cobbcounty.org>
To "'Susan Pryor'" <susan.pryor@benchmark.us>
Cc "EJ Campbell" <ejcampbell@comcast.net>
Date 9/8/2023 10:50:51 AM
Subject RE: 275 Lane Drive

Hi Susan,

Please feel free to give me a call. Thanks Frank

Thank you,
Frank Gipson, CPESC
770-528-2191
Erosion Control Division Manager
Cobb County Community Development Agency

COVID-19 Notice:
Erosion Control operations will continue on an as-needed basis.
For assistance you may reach the Erosion Control office by calling 770-528-2190 or emailing frank.gipson@cobbcounty.org.
For an up-to-date status on all Community Development Agency operations, please visit https://www.cobbcounty.org/community-development/news/covid-19-agency-update .

From: Susan Pryor <susan.pryor@benchmark.us>
Sent: Thursday, September 7, 2023 4:56 PM
To: Gipson, Frank <Frank.Gipson@cobbcounty.org>
Cc: EJ Campbell <ejcampbell@comcast.net>; Susan Pryor <susan.pryor@benchmark.us>
Subject: 275 Lane Drive

Hello Mr. Gipson,

Mr. Campbell suggested you might be willing to help give me some direction on my challenge.

I have a home on a lot at 275 Lane Drive in Mableton.

We submitted a request to have the lots split in two so we could build a small house for my son on the second lot. Attached is the revised survey after comments and where we plan to make the house. As far as I can tell, I have three issues.

1. The lot divide leaves one of the lots a bit short of 20k sq feet
2. Mr. Campbell is concerned about the creek buffer – I have not received any comments in the plan review. Does that mean I don't have an issue? My surveyor said he thought I might be okay because the buffer rules were not in place when I bought the lot.
3. There is a comment that I need to develop a plan for hooking up the sewer. Do you have any recommendations on who I should talk to – to get what you need?

Can you give me direction on possible next steps? I would be super grateful for any guidance you could provide.

Yours truly,

Susan Pryor
NMLS # 157369 /GRMA 28766 Licensed Mortgage Loan Originator
Ark-La-Tex Financial Services, LLC / NMLS # 2143
3855 Shallowford Rd. Suite 120, Marietta, GA 30066
Office Phone: 678-712-2063
Cell phone: 770-331-6952
https://susanpryor.benchmark.us

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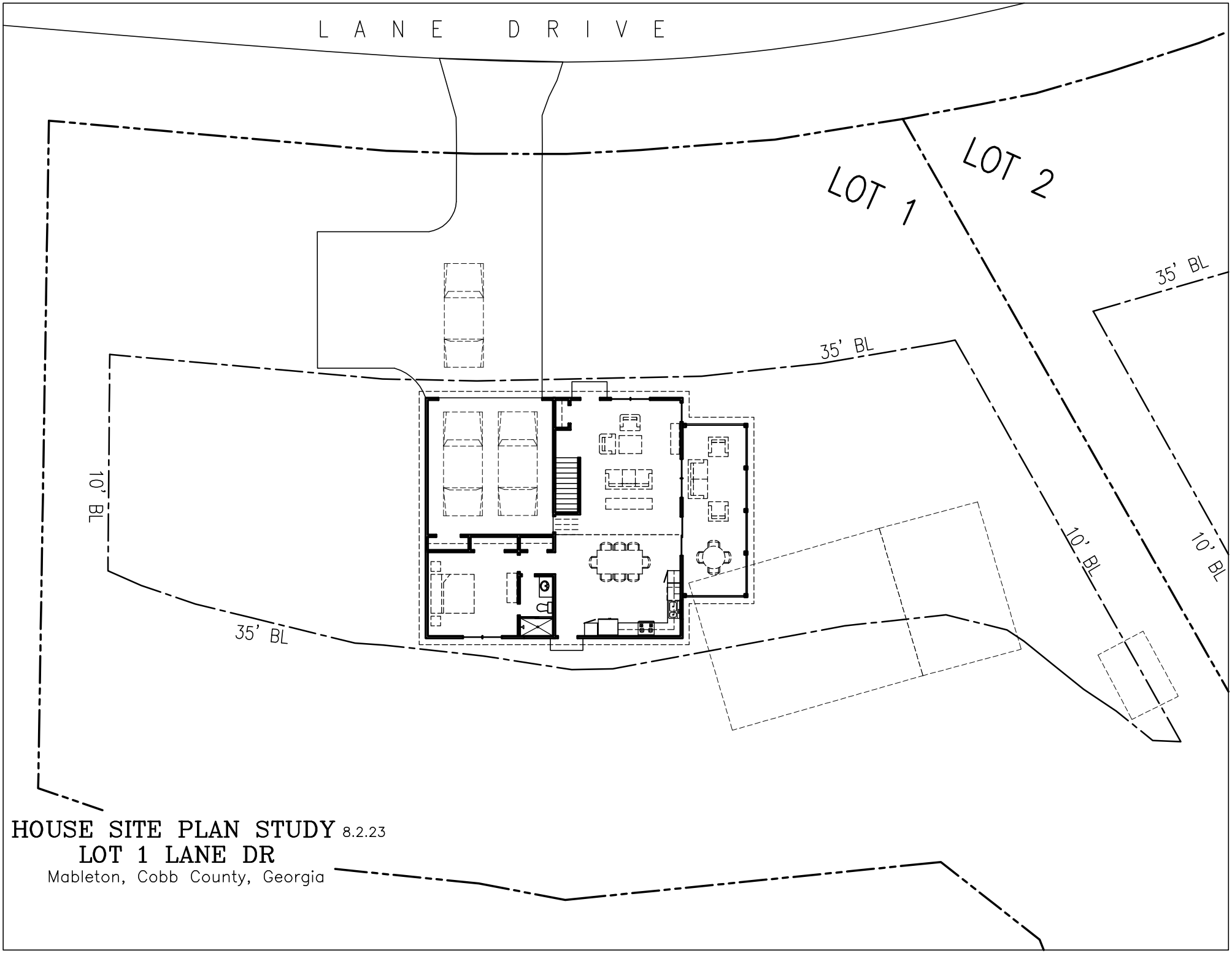

HOUSE SITE PLAN STUDY 8.2.23
LOT 1 LANE DR
Mableton, Cobb County, Georgia

CA-PRYOR-LD275-R1
11-9-2023

NOVEMBER 21, 2023 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4

ITEM OB-57-2023

To consider a lot size reduction from 20,000 square-feet to 18,990 square-feet for Lot 2 for Susan H. Pryor for property located on the south side of Lane Drive in Land Lot 75 of the 18th District (275 Lane Drive).

BACKGROUND

The Board of Commissioners considers all reductions to minimum lot size pursuant to a code amendment to Sec. 134-271(7)(a) adopted on February 27, 2018. The subject property (Lot 2) is zoned R-20 and is required to have 20,000 square-feet of lot size. The proposed lot has 18,990 square-feet. The applicant has owned the property since 1997 and desires to split the property into two lots. Lot 1 meets the minimum lot size of 20,000 square-feet and the detached garage will be demolished, and a new house will be constructed. Lot 2 would retain the existing one-story house which was built in 1979. The houses on both lots would meet the building setbacks, impervious coverage, and minimum house size.

STAFF COMMENTS

Cobb DOT: See attached.
Stormwater Management: The applicant to meet all Cobb County Stormwater Management and Erosion Control codes and regulations.
Water & Sewer Comments: No comments.
Site Plan Review: No comments.
Fire Department: See attached.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed reduction of minimum lot size.

APPLICANT: Susan H. Pryor **PETITION NO.:** OB-57

PRESENT ZONING: ______ **PETITION FOR:** ______

* *

FIRE COMMENTS:

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

RESIDENTIAL SINGLE FAMILY ACCESS:
Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

Driveway is limited to 1000 feet maximum from roadway unless an approved turn-around is provided:
a) Residential cul-de-sac without an island shall have a 38 foot outside radius. A cul-de-sac with an island reverts to the commercial standards, refer to www.cobbfire.org for dimensions.
b) Hammerhead turn-around: total of 102 feet needed (45 feet + 12 foot drive + 45 feet) with the turn-around leg to be a minimum of 20 feet wide.

Driveway must support 25 Tons (50,000 lbs.).

FIRE HYDRANTS:
Hydrant location must be within 500 feet of each home.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

* An alternative equivalency for the above requirements, subject to the approval by the Cobb County Fire Marshal's Office is one of the following:
1.) NFPA 13D sprinkler system.
2.) Complete structure (framing and decking materials) treated with a Class A-Fire Retardant spray with a flame spread rating of 25 or less and smoke development of 450 or less.
3.) Non-Combustible construction.
(Indicate on the site plan which option will be utilized.)

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

Jeff Byrd
(770) 528-8814
jeffrey.byrd@cobbcounty.org

Cobb DOT- OB-57-2023

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Lane Drive	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Lane Drive	N/A	N/A	N/A

Comments and observations

Lane Drive is classified as a Local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received October 17, 2023, this development does not require a traffic study submittal.

Recommendations:

1. Recommend applicant confirm that Lane Drive has a 50' public right of way or consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Lane Drive, a minimum of 25' from the roadway centerline. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of- Way.

2. Recommend applicant verify that minimum intersection sight distance is available for Lane Drive access. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance. If minimum intersection sight distance is not available, recommend implement remedial measures to address safety, subject to the Department's approval, to achieve the minimum requirement of 280'.

3. Recommend installing curb and gutter along Lane Drive frontage to meet Cobb DOT standards. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections) and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

4. Recommend residential driveways on Lane Drive be installed to Cobb County standards. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway.

5. Recommend driveways on Lane Drive be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.