

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 2 of 4
March 10, 2020

- (1) Rezoning of the Subject Property shall be from the existing Cobb County zoning classification of R-20 to the proposed City of Marietta zoning classification of PRD-SF, site plan specific to the Zoning Site Plan prepared for Applicant by Croy Engineering, LLC, dated November 13, 2019, last revised January 20, 2020, and filed with the Application for Rezoning. A reduced copy of the Zoning Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of 4.2 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of thirty-three (33) residences.
- (3) The proposed townhomes shall be Traditional in style and architecture 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, in compliance with the City of Marietta's "four-sided architecture" requirement.
- (4) 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.
- (5) The proposed townhomes shall have a minimum of 1,650 square feet of heated and cooled area.
- (6) All setbacks for the homes shall be as shown and reflected on the referenced Zoning Site Plan.
- (7) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all landscaping and landscaping maintenance of common areas, buffer areas, open space areas, and exterior yard areas around the residences; as well as entrance area; mail kiosk; private street, and the like contained within the proposed residential community.
- (8) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be protective covenants for the proposed community. The protective covenants shall be recorded in the Deed Records of Cobb County,

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 3 of 4
March 10, 2020

Georgia, and shall contain covenants, rules, and regulations applicable to the residential community. The mandatory association shall be responsible for the enforcement of the covenants.

- (9) Applicant agrees there shall be no “short-term” (defined as less than a one-year lease) rental of homes within the proposed development.
- (10) 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.
- (11) The proposed townhome community may have private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb. Construction of the private streets shall comply in all respects as to materials, base, and other requirements with the City of Marietta Code, and shall be maintained by the mandatory homeowners association.
- (12) Applicant shall be allowed to provide for a gated community, at its option, but consistent with City of Marietta requirements.
- (13) Applicant agrees to comply with City of Marietta requirements for noise attenuation home construction in order to mitigate impacts from aircraft noise with residential use.
- (14) All setbacks, landscape, and buffer areas may be penetrated for purposes of fencing, access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities, utilities, and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings.
- (15) Applicant agrees to the installation of a deceleration lane, which shall be constructed pursuant to City of Marietta Standards and Ordinances.
- (16) All landscaping referenced herein shall be approved by the City Arborist and City Staff as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed community.

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 4 of 4
March 10, 2020

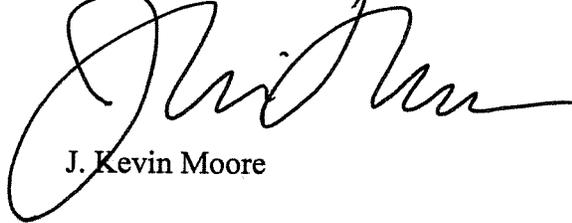
- (17) As part of its Application for Rezoning, Applicant requests the following contemporaneous variance be granted:
- (a) Variance to allow hammerhead configuration in lieu of the required cul-de-sac; but subject to City of Marietta Fire Department approval; and
 - (b) Installation of sidewalk, curb, and gutter along the Property's frontage on Sandtown Road; with no such installation along Osborne Road.

We believe the requested zoning, together with the Zoning Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration 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

Attachment

c: Russell J. Roth, AICP
Development Director
City of Marietta
(With Copy of Attachment)

20 Holdings, LLC
(With Copy of Attachment)

