		SITE DATA		
	TOTAL AREA = 4.71 A			CENTERLINE CU
Plat Book 278 Page 415 Filed and Recorded 06/24/2019 03:26:00 PM	TOTAL NO. OF LOTS =			CURVE # DELTA RADIUS L
2019-0071372 Rebecca Keaton	TOTAL DENSITY / YIEL PRESENT ZONING – RN	D = 12.53  UNITS PER ACRE		C1 89°26'22* 38.00'
Clerk of Superior Court Cobb County, GA	BUILDING SETBACKS:			C2 90'23'35" 38.00'
Participant IDs: 9822841399	FRONT SETBACKS	= 15' FROM EXISTING RIGHT OF WAY		
	REAR SETBACK =	= 10' PORCH AND STOOPS		TABLE OF D
		20', SIDE (SOUTH) = 10'		STREET NAME
		= 50', SIDE TO SIDE = 20'		OAKBOURNE LANE (PRIVATE)
CLERK OF THE SUPERIOR COURT RECORDING INFORMATION	MIN. UNIT FLOOR AREA			MAPLEHURST STREET (PUBLI
	MIN. DRIVE LENGTH =	22		
SIMARINA		SIMARNA		SAMS. LARKIN, HUFF & BALLI A LIMITED LIABILITY PARENERSHIP
City of Smyrna 3180 Atlanta Road	Smyrna, Georgia 30080	City of Smyrna 3180 Atlanta Road Smyrna, Georgia 30080	-	<u>VIA HAND DELIVERY &amp; EMAIL</u>
(678) 431-5387 / Community Development	anna an	(678) 431-5387 / Community Development		Mr. Kenneth Suddreth, Director Community Development Department
City of Smyrna Department of Community Develop	ment	24. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.		September 26, 2017 Page 2
		25. The developer shall provide a 50° public access & utility easement over the private street for water and sanitary sewer services. All water and sanitary sewer mains must be located within this utility easement.		1. The Revised stipulations and conditions set forth h
Decision Letter for Rezoning		26. The private street shall not be gated.		full any and all prior stipulations and conditions in currently in place concerning the property which co
Dear Mr. Sams: This letter is to certify that your application for rezoning was received	on July 14, 2017. The	27. The developer shall dedicate a 50° right-of-way from Bell Drive to the adjoining apartment complex (as shown on the submitted site plan) for a future road at time of final elements.		<ul><li>above-captioned Application for Rezoning.</li><li>2. The rezoning of the subject property shall be from I</li></ul>
request for rezoning was heard on November 20, 2017, at the Mayor and as the applicant, requested the following rezoning for the property locate	Council meeting. You, ed at 2708, 2720, 2732,	platting. 28. The entrance within the right-of-way that will be dedicated to the city for a future road		predicated upon substantial conformity to the Revis submitted concurrently herewith.
2742, 2754, 2766, 2776, 2788, 2800 & 2812 Bell Drive, Smyrna, GA 300 <u>Zoping Request: Z17-016</u> – Rezoning from R-15 to RM-15-Conditional		<ul> <li>shall be designed to city's right-of-way requirements.</li> <li>No stormwater management facility or portion thereof shall be located on any portion of</li> </ul>		<ol> <li>The subject property shall be developed for attached (townhomes) upon a total of 4.71 acres for a total m 12.52 units per acre.<sup>1</sup></li> </ol>
fifly-nine townhome residences at 12.52 units per acre. The Mayor and Council <b>approved</b> the rezoning by a vote of 5-0 with the f	following conditions:	29. No stornwater management facility or portion thereof shall be located on any portion of the proposed lots. The stornwater management facilities shall be solely located on the HOA's property.		4. The size of the attached single-family townhomes s
Standard Conditions (Requirement #2, 8, 16 and 17 from Section 1201 of the Zoning Code i		30. Trees shall be planted the entire length of Bell Drive and Woodland Ferrace at an average spacing of no more than 40°.		<ol> <li>1.800 square feet up to 3.000 square feet and possib</li> <li>The architectural style and composition of the town</li> </ol>
The composition of the homes in a residential subdivision shall elements including; but not limited to: brick, stone, shake, hardy	Il include a mixture of	31. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.		compliance with the enclosed Revised architectural traditional with the composition of which consisting stacked-stone, cedar shake and/or Hardiplank. Path
elevation shall be comprised of 100% hardy plank siding. The rest external roadways shall not be permitted to utilize hardy plank for	idences whose lots abut	32. Approval of the subject property for the RM-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted		be prohibited along or oriented to Bell Drive. 6. As shown on the Revised Site Plan, there will be six
these roads. 2. There shall be protective covenants on all lots. These protecti	ive covenants shall be	11/2/2017 created by DGM Land Planning Consultants and all zoning stipulations above. 33. The applicant shall be bound to the elevations submitted and dated 8-17/2017 &		o. As shown on the Keylsed Site Pran, there will be sh wide townhomes: fifteen (15) twenty-six foot (26') eight (28) twenty-five foot (25') wide townhomes. mixture of front and rear loaded two (2) car garages
<ul><li>supplied to the city prior to the issuance of a building permit.</li><li>The developer shall provide at least 200 square feet of comm</li></ul>	on snace per lot. This	5. The approximation is an elevation submitted and dated 8.172017 & 9/26/2017. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.		accommodate two (2) vehicles at all times.
3. The developer shall provide at least 200 square feet of confirm common space shall be developed with improvements for the resic as: gazebos, fountains, recreational/playground equipment or walk space shall be controlled and maintained by the Homeowners Asse	lential subdivision such ing trails. The common	34. The additional stipulations agreed upon by the applicant in the letter submitted and dated on September 26, 2017. If there should be a discrepancy between the stipulations in the		The driveways of the townhomes shall be a minimu length (measured flush from the garage door to the l accommodate the parking of two (2) additional vehi
space share economica and mannamed by the Homeowners Asse		September 26, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.		Site Plan reflects additional and strategically positio
Mapor - A. Max Bacon Mapor - A. Max Bacon City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Tei Analewia Ward 5 - Susan Wilkinson / Ward 6 - Doug Stoner / Ward 7 - Ror f	z / Ward 4 - Charles Welch	Mayor - A. Max Baron Cay Council Ward I - Derek Norton / Ward Z - Andrea Bustein / Ward 3 - Teri Anglewicz / Ward 4 - Charles Welch Ward 5 - Strem Willinson (Ward 5 - Jane Willinson (Ward 6 - Jane)		<sup>1</sup> Last year, the adjacent property was recorded for Woodbery & Traton by t density of approximately 13 units per acre. Additionally, Afton Downs, Ph development (circa 1982), was developed in phases with densities ranging f
Ward 5 - Susan Wilkinson: / Ward 6 - Doug Stoner / Ward 7 - Ror. Fo City Administrator - Mickael L. Jones / City Cierk - Terri Graham / City Attorney Municipal Court Judge - Phyllis Gingrey Collins		Ward 5 – Susan Wilkinson / Ward 6 – Doug Stoner / Ward 7 - Ron Fennel City Adaphistrator – Michael L. Jones / City Clerk – Terri Graham / City Attorney – Srott Cochran Municipal Court Judge – Phyllis Giagrey Collins		<sup>2</sup> Price points are anticipated ranging from approximately \$360,000 - \$450,
		and a second program that a second program that and the second program that a second program is a second program		
SMYRNA		SMMRINA		SAMS, LARKIN, HUFF & BALLI Almited liability partnership
City of Sinyrna 3180 Atlanta Road	Smyrna, Georgia 30080	City of Smyrna 3180 Atlanta Road Smyrna, Georgia 30080		A LIMITED LIABILITY PARTNERSHIP
(678) 431-5387 / Community Development 4. The detention pond shall be placed and screened appropriatel		(678) 431-5387 / Community Development 35. Channel protection shall be required, discharge into an MS4 maintained system cannot be		Mr. Kenneth Suddreth, Director Community Development Department
homes inside and outside the development. The storm water designed to create at least a 10% reduction in a 2-year to 100-yea	detention plan shall be	considered for relief from this design.		September 26, 2017 Page 3
<ul><li>5. All utilities within the development shall be underground.</li></ul>		<ol> <li>The detention facility shall be designed to delay the peak flows sufficiently to allow the downstream system to develop adequate capacity.</li> </ol>		7. All of the townhomes within the residential commu
6. The developer shall be responsible for any traffic improvemen right-of-way dedications) deemed necessary by either the City	or the County during	37. The detention facility shall not be located under the private streets. If required volumes cannot be achieved within the proposed footprint, extending reinforced concrete pipes under the streets may be considered at the City Engineer's discretion.		subdivision covenants shall, however, contain a rec townhomes shall be limited to no more than ten per townhomes and for no lease term less than one (1)
construction plan review. Sidewalks shall be provided by th subdivision and outside the subdivision adjacent to any public with City's requirements for the extent of the development.	e developer inside the right-of-way consistent	If you have any questions regarding this rezoning, please contact Community Development at (678) 631-5354.		8. The creation of a Master Mandatory Homeowners A
minimum width of 2' shall be provided between the back of eurb a	and sidewalk.	pl-t-		submission of a Declaration of Covenants, Conditio which shall include, among multiple other compone substantial conformity to the architectural style and
<ol> <li>A strip of brick pavers or stamped concrete shall be installe subdivision entrance for a minimum distance of 20 feet.</li> </ol>		Date: November 21, 2017 Russell Martin, AICP City of Smyrna, Senior Planner		The HOA shall be responsible for the upkeep and m the private streets: tree preservation areas: commun
<ol> <li>The development of any streets (including private) shall conform for public right-of-ways.</li> </ol>	n to the city's standards			kiosks as required by the USPS; landscaped buffers wide tract of land denominated as "Reserved for Po
<ol> <li>No debris may be buried on any lot or common area.</li> <li>The developer will install decorative streatlights within the .0</li> </ol>	avalument a literat			Installation of Infrastructure"; and, other landscapin and/or related to the proposed townhome communit
approval by the city engineer. Utilization of low intensity, enviro the illumination of which shall be confined within the perimeter	onmental type lighting.			<ol> <li>A third-party management company shall be hired to operations of the HOA. The third-party management responsible for the management of all association m</li> </ol>
through the use of "full-cutoff lighting".	dinance (unless noted			association is properly insured until such time as the it can undertake such responsibilities.
elsewhere). All required tree protection measures shall be adher during construction.	ed to by the developer		4	10. The submission of a landscape plan during the Plan subject to staff review and approval and which shall limited to the prime.
<ol> <li>All landscape plans must be prepared, stamped, and signed by Landscape Architect for any common areas or entrances.</li> </ol>	a Georgia Registered			limited to, the following: a. The landscape plan, which shall be prepared
13. All yards and common areas are to be sodded, and landscaped. Irrig	gate as appropriate.			Georgia Registered Landscape Architect or a identify: open space areas; landscaped comm of the proposed townhome community whice
				Plan Review process. b. All HVAC and mechanical systems and hon
Mayor - A. Max Racon City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Teri Anulewicz Ward 5 - Susan Wilkinson / Ward 6 - Doug Stoner / Ward 7 - Ron Pe	t/Ward 4 - Charles Welch	Mayor - A. Max Bacon Eity Council Ward L - Derek Norton / Ward 2 - Antirea Bustein / Ward 3 - Teri Audewicz / Ward 4 - Charles Weich Ward 5 - Susse Wikisson / Ward 2 - Ward 4 - One Storee / Ward 7 - Den Kanzel		shall be screened by way of fencing and/or l
Watd a - Susan Wilkinson / Ward 6 - Doug Stoner / Ward 7 - Ron Pe City Administrator - Michael L (ones / City Clerk - Terri Graham / City Attorney Municipal Court Judge - Phylis Gingrey Collins	anel	Ward 5 – Susae Wilkinson / Ward 6 - Doog Stoner / Ward 7 - Ron Fenne! City Administrator – Michael L Jones / City Gees – Terri Graham / City Attorney – Scott Cuchran Municipal Court Judge - Phylos Gingrey Collins		<ul> <li>Entry signage for the proposed townhome common style, landscaped, lighted and irreduced and irreduced style.</li> </ul>
SMYRNA		SAMS, LARKIN, HUFF & BALLI		Sams, Larkin, Huff & Balli
City of Smyrna 3180 Atlanta Road	Smyrna, Georgia 30080	A LIMITED LIABILITY PARTNERSHIP GARVIS L. SAMS, JR. 770-422-7016 JOEL I. JAKKIN SUITE 100 TELEBRONE		A UMITED LIABILITY PARTNERSHIP <u>VIA HAND DELIVERY &amp; EMAIL</u>
(678) 431-5387 / Community Development		PARKS F.HUFF 376 POWDER SPRINGS STREET 770-426-6583 JAMES A. BALLI MARIETTA, GEORGIA 30064-3448 FACSIMILE		Mr. Kenneth Suddreth. Director Community Development Department
Special Conditions 14. The development shall maintain the following setbacks;		ADAMJ. ROZIN Sontember 26, 2017		September 26. 2017 Page 4
Front – 15 <sup>°</sup> (from the existing Right-of-way)		September 26, 2017 (Revised Stipulation Letter & Revised Site Plan)		
Front – 10° for front porches, porticos & stoops North Side – 20° South Side – 10°		<u>VIA HAND DELIVERY &amp; EMAIL</u>		<ul><li>d. The installation of sodded front, side and re</li><li>e. Presently, stormwater detention and water q</li></ul>
Proposed Future Right-of-Way – 10* Rear – 20*		Mr. Ken Suddreth. Director Community Development Department		being located underground. However, to the water quality features are placed above-gro appropriately in order to be attractive to hor
<ol> <li>The buildings within the development shall maintain the following From to Rear- 50*</li> </ol>	building separations:	City of Smyrna 3180 Atlanta Road		proposed townhome community. <sup>3</sup>
Side to Side - 20*		Smyrna. GA 30080 Re: <u>Rezoning Application of The Woodbery Group, LLC</u> concerning a 4.71 Acre		<ol> <li>Compliance with the City's current Tree Pro Ordinance and substantial conformity to the Protection/Tree Replacement plans which a</li> </ol>
<ul><li>16. Each townhome building shall be limited to no more than six units</li><li>17. The proposed homes shall have a minimum floor area of 1.800 sq.</li></ul>		Tract located on the west side of Bell Drive. (No. Z17-016) Deur Ken:		herewith. All tree protection measures shall construction and build-out of the proposed t
<ol> <li>Pre proposed under small have a minimum hour area of 1.600 sq.</li> <li>Driveway - 22' minimum length from building face to back of sic if no sidewalk is present.</li> </ol>		As you know, I represent The Woodbery Group, I.I.C ("Woodbery") concerning the		<ol> <li>Subject to recommendations from the City of Smyr hydrology, stormwater management, detention, was considerations, including a service and the service of the s</li></ol>
<ul><li>if no sidewalk is present.</li><li>19. Each home shall have a fire sprinkler system approved by the City</li></ul>	s Fire Marshal.	above-captioned Application for Rezoning. The application is scheduled to be heard and considered by the City of Smyrna Planning & Zoning Board on October 9, 2017 and, thereafter, the application is scheduled to be heard and considered for final action by the Mayor and City-		considerations, including recommendations regardi configuration of on-site detention and water quality following engineering considerations:
20. The rear of the townhome units shall have architectural featu individual townhome units.		Council on November 20, 2017. While this application has been pending, we have participated in multiple meetings with		a. Providing the City Engineer with a conceptu
21. The developer shall provide a 5' sidewalk with a 2' grass buffer al		you and the City's professional staff and have spoken with area residents, adjacent business owners along the Spring Road Corridor and the Ward Councilman. As a follow up to those		property. b. Verifying point(s) discharge with respect to
<ul><li>22. The development and a 5 sidewalk within the development</li><li>22. The developer shall provide a 10 landscape buffer per Section</li></ul>	on 503 of the Zoning	discussions and dialogue, enclosed are the requisite number of copies of a Revised Site Plan and Tree Preservation & Replacement Plans. Also enclosed are Revised renderings/elevations which depict the architectural style and composition of the proposed townhomes.		12. Compliance with the recommendations from the Pul
Ordinance along the western and southern property lines. The dev 20 <sup>o</sup> landscape buffer per Section 503 of the Zoning Ordinance property line.	veloper shall provide a	This application was previously tabled in order to allow Woodhery an opportunity to confer with its consultants regarding these "deliverables" and in order to ensure that Stall's and		<ol> <li>The streets to be constructed shall be private: built to the City of Smyrna's design and deta of said streets.</li> </ol>
23. The developer shall be responsible for any water and sanitary		the City's expectations, to the extent possible to do so, were included in these revised documents. The balance of this letter will serve as Woodbery's expression of agreement with the following		b. Each townhome unit shall be individually me
deemed necessary by the Public Works Director during construction	n pran review.	stipulations which, upon the rezoning being approved, as amended and modified hereby, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:		utilization.
Mayur - A. Max Bacon City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Teri Anulewicz				
City administrator - Michael L. Jones / City Cierk - Terri Graham / City Attorney				<sup>3</sup> Unlike most applications for rezoning, Woodbery's engineers have complengineering for the subject property which has been helpful and instructive

CE	NT	CRLINE	CURVE 1	TABLE
DEL 7	A	RADIUS	LENGTH	CHORD DIRECTION
89'26'	22"	38.00'	59.32'	N43°50'03"W
90'23'	35"	38.00'	59.95'	N46°04'55"E

#### TABLE OF DEDICATION NAME LENGTH IN L.F. JRNE LANE (PRIVATE) 1,130'

URST STI	REET (PL	225'			

# IN, HUFF & BALLI Y PARTNERSHIP IVERY & EMAIL reth, Director opment Departmen vised stipulations and conditions set forth herein shall replace and supersede in y and all prior stipulations and conditions in whatsoever form which are tly in place concerning the property which constitutes the subject matter of the captioned Application for Rezoning.

toning of the subject property shall be from R-15 to Conditional RM-15. ted upon substantial conformity to the Revised Site Plan which is being ed concurrently herewith. bject property shall be developed for attached single-family residences

- omes) upon a total of 4.71 acres for a total number of 39 homes at a density of nits per acre. e of the attached single-family townhomes shall range from a minimum of
- quare feet up to 3,000 square feet and possibly greater hitectural style and composition of the townhomes shall be in substantial mee with the enclosed Revised architectural renderings/elevations and shall be nal with the composition of which consisting of a mixture of either brick.
- stone, cedar shake and/or Hardiplank. Patios, deeks and privacy fencing shall ibited along or oriented to Bell Drive. wn on the Revised Site Plan, there will be sixteen (16) twenty-two foot (22') whomes: fifteen (15) twenty-six foot (26') wide townhomes: and, twenty-
- 28) twenty-five foot (25') wide townhomes. The townhomes will consist of a e of front and rear loaded two (2) car garages which shall be designed to nodate two (2) vehicles at all times.
- iveways of the townhomes shall be a minimum of twenty-two feet (22') in (measured flush from the garage door to the five foot [5'] sidewalk) in order to odate the parking of two (2) additional vehicles. Additionally, the Revised in reflects additional and strategically positioned guest parking.
- ent property was rezoned for Woodbery & Traton by the City of Stryrna (No. Z16-012) at a tely 13 units per acre. Additionally, Afton Downs, Phases I III, an existing townhome 982), was developed in phases with densities ranging from 9.17 10.25 units per acre.
- IN, HUFF & BALLI
- FPARINERSHIP IVERY & EMAIL
- reth. Director opment Department
- he townhomes within the residential community shall be "For Sale" only. The ision covenants shall, however, contain a recital stating that the leasing of the omes shall be limited to no more than ten percent (10%) of the total number of
- mes and for no lease term less than one (1) year in duration. ation of a Master Mandatory Homeowners Association ("[[OA"]) and the sion of a Declaration of Covenants, Conditions and Restrictions ("CCRs") shall include, among multiple other components, strict architectural controls in tial conformity to the architectural style and composition mentioned above. A shall be responsible for the upkeep and maintenance of all common areas;
- vate streets: tree preservation areas: community Open Space; amenities: mail as required by the USPS; landscaped buffers: an approximate fifty foot (50') act of land denominated as "Reserved for Potential Future Access and/or the tion of Infrastructure"; and, other landscaping and signage components within elated to the proposed townhome community -party management company shall be hired to manage the day-to-day
- ons of the HOA. The third-party management company shall also be sible for the management of all association monies as well as ensuring that the tion is properly insured until such time as the HOA makes a determination that ndertake such responsibilities. pmission of a landscape plan during the Plan Review process which shall be
- t to staff review and approval and which shall include, but not necessarily be to, the following: The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a Degreed Horticulturist shall identify: open space areas; landscaped common areas; and, other components
- of the proposed townhome community which will be identified during the Plan Review process. All HVAC and mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping,
- Entry signage for the proposed townhome community shall be ground-based. monument style, landscaped, lighted and irrigated.
- IN, HUFF & BALLI PARTNERSHIP
- IVERY & EMAIL reth. Director
- opment Department
- The installation of sodded front, side and rear yards. Presently, stormwater detention and water quality components are shown as being located underground. However, to the extent that either detention or vater quality features are placed above-ground, they shall be landscaped appropriately in order to be attractive to homes both inside and outside of the
- roposed townhome community. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to the Revised Tree Survey/Tree rotection/Tree Replacement plans which are being submitted concurrently herewith. All tree protection measures shall be adhered to during the construction and build-out of the proposed townhome community.
- to recommendations from the City of Smyrna Engineer concerning ogy, stormwater management, detention, water quality and downstream erations, including recommendations regarding the ultimate positioning and ration of on-site detention and water quality. Also, compliance with the ing engineering considerations:
- Providing the City Engineer with a conceptual hydrology plan for the subject Verifying point(s) discharge with respect to detention/water quality. iance with the recommendations from the Public Works Director, as follows:
- The streets to be constructed shall be private: however, said streets shall be built to the City of Smyrna's design and detail standards except as to the width of said streets. Each townhome unit shall be individually metered with respect to water atilization.
- <sup>3</sup> Unlike most applications for rezoning. Woodbery's engineers have completed a large percentage of the engineering for the subject property which has been helpful and instructive in terms of revising the site plan and formulating the within and foregoing stipulations/conditions.



## SAMS, LARKIN, HUFF & BALLI A LIMITED LIABILITY PARENERSIBP VIA HAND DELIVERY & EMAIL Mr. Kenneth Suddreth, Director

Community Development Department

September 26, 2017

Page 5 c. The private streets shall be designed to provide adequate access and maneuverability for sanitation and public safety services and vehicles.

- 13. Compliance with the City of Smyrna Fire Department recommendations with respect to Life Safety and Fire Prevention Issues during the Plan Review Process, including the following:
- a. Providing a turning model for the site in order to reflect that fire trucks and related apparatus will be able to access all portions of the subject property.
- b. Compliance with the City of Smyrna's Turning Performance Analysis with respect to fire safety vehicles and apparatus.
- 14. Building setbacks shall be as follows:
- a. Fifteen foot (15') front setbacks (from the main structure of each building). b. Ten foot (10°) front setbacks (for porches, steps and stoops).
- c. Twenty foot (20°) side setbacks (on the north).
- d. Ten foot (10\*) side setbacks (on the south). e. Twenty foot (20°) rear setbacks.
- Additionally, Woodbery requests a concurrent Variance in order to average thirty feet
- (30') of spacing between buildings as shown on the Revised Site Plan. 15. Ensuring that common Open Space areas, mail kiosks, etc. are in substantial compliance with and are ADA accessible

# SAMS, LARKIN, HUFF & BALLI

#### A LIMITED LIABILITY PARTNERSHIP VIA HAND DELIVERY & EMAIL

### Mr. Kenneth Suddreth, Director Community Development Department September 26, 2017

- 16. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural rendering selevations, the site plan and the overall proposal as it proceeds through the Plan Review Process and thereafter except for those that:
- a. Increase the density of the Residential Community.
- b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
- c. Increase the height of a building which is adjacent to property which is zoned in the same or a more restrictive zoning district.
- d. Change access locations to different rights-of-way. The subject property is located in an area under the City's Future Land Use Map which is
- denominated as Urban Residential which contemplates a minimum of six (6) units practice are with there being no cap on proposed densities. The proposed development of the subject property is in keeping with the City of Smyrna's recently adopted "Spring Road Corridor I.Cl Master Plan" as it is located within an "Area of Development Opportunity".
- With respect to the foregoing, Woodbery's townhome proposal is entirely appropriate from a land use planning perspective and in keeping with last year's townhome rezoning by Woodbery and Traton (No. Z16-012) and the transitional nature of the subject property which has both direct contiguity to commercial developments and commercially oriented uses along the Spring Road Corridor.

- SAMS, LARKIN, HUFF & BALLI A LIMITED LIABILITY PARTNERSHIP VIA HAND DELIVERY & EMAIL
- Mr. Kenneth Suddreth, Director Community Development Department September 26, 2017 Page 7
- Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of Staff's Analysis and Recommendation or prior to the application being heard and considered by the Planning & Zoning Board and the Mayor and City Council. With kind regards, I am
- · Very truly yours, SAMS, LARKIN, HUFF & BALLI, LLP
- 0-1-Garvis L. Sams, Jr. gsams a slhb-law.com
- GLS, Jr./klk Enclosures/Attachments cc: Honorable A. Max Bacon, Mayor (via email w/attachments) Mr. Derek Norton, City Council Member (via email w/attachments) Members, City of Smyrna City Council (via email w/attachments) Ms. Tammi Saddler Jones. City Administrator (via email w/attachments)
- Members, City of Smyrna Planning & Zoning Board (via email w/attachments) Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachments) Mr. Eric Randall, P.E., City Engineer (via email w/attachments) Mr. Kevin Moore, P.E., Assistant City Engineer (via email w/attachments) Mr. Scott Stokes, Public Works Director (via email w/attachments) Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)
- Ms. Terri Graham, City Clerk (via email w/attachments) Scott A. Cochran, Esq. (via email w/attachments) Mr. David Meyer, RLA, DGM Land Planning Associates (via email w/attachments) Mr. David Woodbery, Woodbery Group, LLC (via email w/attachments)

#### ABBR. DEFINITION DRAINAGE EASEMENT D.E. S.S.E. | SANITARY SEWER EASEMENT A.E. ACCESS EASEMENT W.L.E. | WATER LINE EASEMENT T.M.E. | FORCE MAIN EASEMENT STRUCTURES LEGEND HEADWALL $\square$ FLARED END SECTION (D.O.T.) SINGLE-WING CATCH BASIN $\sqrt{2}$ DOUBLE-WING CATCH BASIN WEIR INLET Ο JUNCTION BOX GRATE INLET FIRE HYDRANT ÷ $\bowtie$ WATER VALVE W/M W.M. - WATER METER ---W---WATER LINE SANITARY SEWER MANHOLE $\otimes$ -55--WATER LINE • C.O. SEWER CLEAN OUT NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED. **PROPERTY CORNER LEGEND** ○ | RBS— REINFORCING BAR SET ○ | RBF- REINFORCING BAR FOUND

ABBREVIATIONS LEGEND

- CTF- CRIMP TOP PIPE FOUND  $\odot$ ○ | OTF- OPEN TOP PIPE FOUND □ RWM- RIGHT-OF-WAY MONUMENT NOTE: #4 REBAR SET ON ALL PROPERTY
- CORNERS UNLESS OTHERWISE NOTED.

1. ALL ROOF DOWN DRAIN SYSTEMS ARE TO BE MAINTAINED BY THE HOA. 2. THE UNDERGROUND STORMWATER DETENTION SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE HOA.

BENCHMARK: TOP OF FH ELEV.= 1014.40 NEAR NORTH ENTRANCE, OAKBOURNE LANE

(SEE SHEET 3)

## OWNER AND DEVELOPER: OHC BELL DRIVE, LLC 5256 PEACHTREE ROAD SUITE 195 ATLANTA, GA 30341 24 HOUR CONTACT: CHRIS WILSON 770-662-5995

GPS NOTES: 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88. 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA BRENDA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK Primary Sch 9 BARBARAS OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED Z SMYRNA ON THE POINTS UTILIZED IN THIS SURVEY S / 5100- 2 WERE 0.04 FT. HORIZONTAL AND 0.07 FT. RoseGarden VERTICAL AT THE 95% CONFIDENCE LEVEL. Park ParkOUNDEE GLENROY DRO Cem SPRING Spring RarRd CUMBER! AND ADAMO LOCATION MAP 1" = 2000' SURVEYOR'S ACKNOWLEDGEMENT: I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE ASTSHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY RNA SUBDIVISION REGURATIONS. 0 THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY TO THE USE FOREVER ALL STREETS, ALLEYS, PARKS. WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIM EXPRESSED. 6-13-19 DATE w OWNER: THIS PLAT HAVING BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS AND THE CITY OF SMYRNA ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION OF ALL ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS. Bur A Mare// 6/20/2019 DATE L MAYOR, CITY OF SMYRNA 24/10 PLANNING AND ZONING COMMISSION DATE 6/18/19 us mare ENGINEERING DEPT 1/20/2019 DATE DATE AS REQUIRED BY SUBSECTION (d) of O.G.C.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 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. 6419 THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130057 , MAP NUMBER , MAP NUMBER # 13067: C: 0138: G DA TED \_\_\_\_\_ DECEMBER 16, 2008 THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/10,000+ ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/51,213 . MATTERS OF TITLE ARE EXCEPTED. REVISIONS FINAL PLAT FOR: WOODBURY TOWNHOMES ING/CONSULTING+CONSTRUCTION MGMT Marietta Office 266 Powder Springs Rd 147 Reinhardt College Pkwy Marietta, GA 30064 Ste. 3 Canton, GA 30114 LSF# 789 LOCATED IN L.L. 809 Phone: (770) 424-7168 Phone: (770) 479-9698 www.gscsurvey.com 17th DISTRICT, 2nd SECTION FIELD DATE: 5-1-19 DRAWN BY: SJJ CITY OF SMYRNA OFFICE DATE: 5-3-19 CHECKED BY: CAE COBB COUNTY, GA. SHEET 1 OF 3 SCALE: NA FILE: P:\D144

Plat Bo	ook 278 Page	416	
			:



WOODBURY TOWNHOMES					
DRAINAGE STRUCTURES STR. ID STR. TYPE PUBLIC/PRIVATE					
A1	DI	PRIVATE			
A2	DI	PRIVATE			
A3	DI	PRIVATE			
A4	DI	PRIVATE			
A5	DI	PRIVATE			
A6	DI	PRIVATE			
A7	DI	PRIVATE			
A8	JB	PRIVATE			
A9	DI	PRIVATE			
A10	DI	PRIVATE			
A2.1	DI	PRIVATE			
A2.2	DI	PRIVATE			
A2.3	DI	PRIVATE			
A2.4	DI	PRIVATE			
A2.5	DI	PRIVATE			
A2.6	DI	PRIVATE			
A8.1	DI	PRIVATE			
A8.2	DI	PRIVATE			
A8.3	DI	PRIVATE			
B1	DI	PRIVATE			
B2	DI	PRIVATE			
X1	DI	PRIVATE			
C1	JB	PRIVATE			
OCS	JB	PRIVATE			
C2	JB	PUBLIC			
C3	JB	PUBLIC			
C4	JB	PUBLIC			
X4	DWCB	PUBLIC			
X5	JB	PUBLIC			
C5	SWCB	PUBLIC			
C6	JB	PUBLIC			
X8	JB	PUBLIC			
X2	DI	PRIVATE			
D1	JB	PRIVATE			
D2	JB	PRIVATE			
D3	JB	PRIVATE			
D4	DI	PRIVATE			
X3	DWCB	PUBLIC			

SUITE 195 ATLANTA, GA 30341 24 HOUR CONTACT: CHRIS WILSON 770-662-5995

10' PRIV LANDSCAPE EASEM <b>N 00'55'51" E</b>	ATE ENT	724.55' (X	EX. 24"RCP		
ACCUID BI	199.74	$\sim$		24"RCP	
(Pł	IND DETENTION ~ =		IMON COMMUNITY SPA 0.34 AC. 2353	ACE ~	
	2000° -			8901'43" W	
	18"HDPE SS SS SS	SS	SSSSS5 _S5	23	CHLINE
A2.0				1,139.94' A digital di	
21	"NOT YET	BEGUN"			
15'8 (PORCH/STOOPS)	200.54' 4'41" W	764 2 724.28 24 "RCI			
Image: State of the s	5	-SSSSSS			
N ~ F CI GA 5 LP DDLAND PARC POD B ~	SPEED BUMPS				
	G	RID NORTH ~ GA.	WEST ZONE		
REVISIONS           1	Engineering-surveying-p Marietta Office		Canton Office	FINAL PLAT FOR	
	1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168 w FIELD DATE: 5-1-19 OFFICE DATE: 5-3-19 SCALE: 1"=20'	ISF# 780 Ste	Y: CAE	LOCATED IN L 17th DISTRICT, CITY OF SMYR COBB COUNTY	, 2nd SECTION PNA



