

Applicant: City Initiated Telephone No.: _____

Applicant's Address: _____

Property Location: Intersection of CH James and Powder Springs Dallas Road. Land Lot No.: 825 / 878

Applicant is: Property Owner Other: Attorney for Property Owner (Attach Owner's Authorization)

Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: MDR

Attachments

Type of Appeal

- Hardship Variance
- Change in Stipulations of Approval

- Application Fee
- Boundary Description
- Review Checklist
- Maps or Drawings (Not Required)
- Other: _____

Description of Appeal

Additional pages explaining the Appeal are attached.

City initiated request to reduce the front setback from 35' to 15'. Request to reduce the rear setback from ~~20'~~ 20' to 15' on lots 32-45 (internal island lots).

I attest that this Application and its attachments are accurate to the best of my knowledge, and that all written or reproducible evidence supporting my appeal is attached.

Sworn to and subscribed before me this _____ day of _____, 20__

Signature of Applicant (to be notarized)

Notary Public

***** DO NOT WRITE IN THE BOXES BELOW *****

DRI Forms filed with ARC/DCA/GRTA on: _____ Final determination received on _____

Application Received Date: _____

Planning Commission

Mayor & Council

Scheduled for Public Hearing:

Public Hearing: Date: Nov 26 2018

Public Hearing: Date: Dec 3, 2018

Planning Commission Date: _____

Tabled Until: Date: _____

Tabled Until: Date: _____

Appealed to MCC Date: _____

Returned to P.C. Date: _____

Mayor & City Council Date: _____

Action

Final Action

Signs Provided Date: _____

Approved

Approved

Newspaper Ad Date: _____

Approved with Changes

Approved with Changes

Affidavit Received Date: _____

Denied

Denied

Stipulations Attached

Stipulations Attached



Application Withdrawn

Date: _____

By Planning Director

Without time restriction

By P.C. or Mayor & Council

With Restriction: Cannot be refiled for 12 months

- Is it possible to submit an updated site plan showing the recommend setback.

Shauna Wilson-Edwards

From: Kelly Davis <kdavis@gscsurvey.com>
Sent: Monday, October 22, 2018 7:49 AM
To: Tina Garver; Shauna Wilson-Edwards
Cc: 'Kendall King'; Stuart Wiggins - Evergreen
Subject: Sweetwater Landing - Follow UP
Attachments: Sweetwater Landing - Cobb County Review Comments.pdf; 17 TREE REPLACEMENT PLAN.pdf

Please show the driveway width also -

Follow Up Flag: Follow up
Flag Status: Flagged

To all,

Here are notes I took on the meeting, along with the follow-up info requested from Gaskins:

- Powder Springs to confirm that the "water quality only" (no detention) concept is acceptable;
- Powder Springs to confirm how to proceed with site-setback issue;
 - o Required front setback (to allow building placement's as shown on zoning plan): 15' (from R/W) = 28' from back of curb;
 - o Required rear setback (to allow building placement's as shown on zoning plan): 15' on internal island only – 20' along lots abutting perimeter property line;
 - o Side setback can accommodate the required 10';
- Attached are the cobb county review comments. As you will see, almost every department says "project is in city of powder springs – no review required" except for Fire and Water/Sewer.
- Ex. Canopy Issue: Your UDC requires a percentage of existing canopy to remain. Can you confirm that we can use the red-line on the attached PDF as "existing canopy"? This would omit areas where 10-yr old "scrub pines" have grown in the area cleared back in 2006. Note we will still be meeting the canopy requirement by proposed plantings of buffer areas, street trees, etc.
- Open Space Issue: please confirm that there will be no issue with the reduction in open space from 1.7 ac. (29%) to approximately 1.2 ac. (21%). This reduction will allow us to not have open space in parking areas, and will accommodate the shift of side lot lines to allow the 10' side setbacks at end-buildings.

Please let me know if you have any questions.

Kelly Davis, P.E.
Project Manager

Gaskins

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