



Trace Copeland
Managing Broker
Trout Land, LLC
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SOLD-SOLD-SOLD

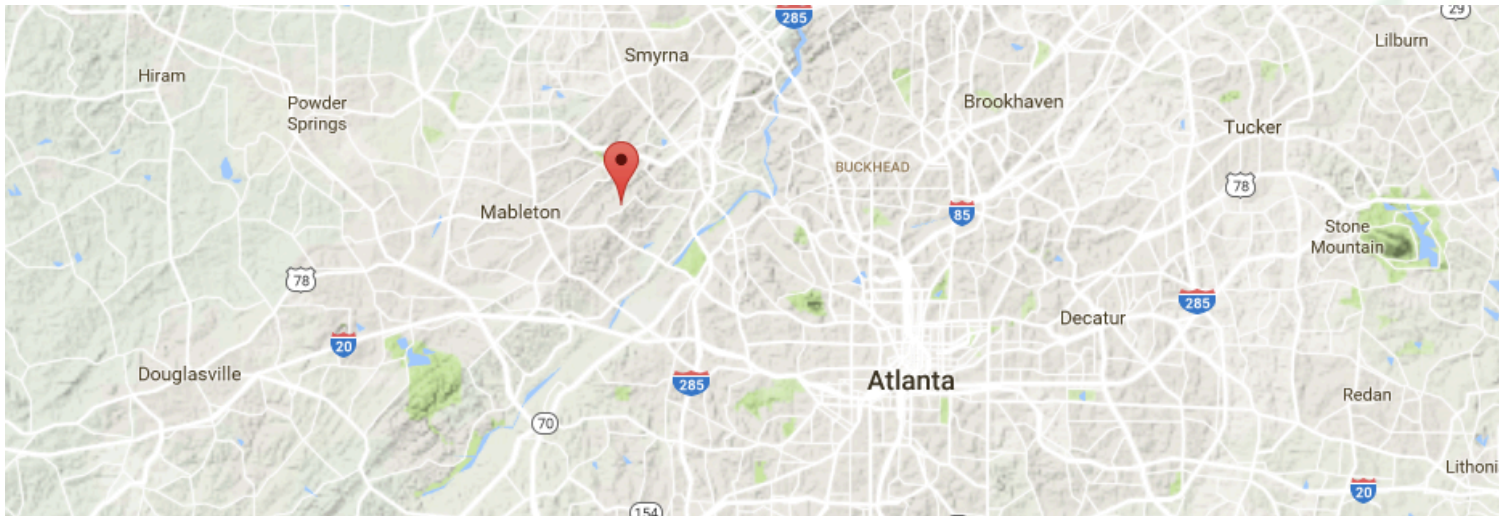
45 Developed Lots | **FOR SALE** | Dirt or Developed

Location: 5350 & 5390 Pebblebrook Lane 30126

Current Zoning: R-20 | **Proposed Zoning:** R-15 (OSC)

Max Density: .225 U/AC | **Setbacks:** F: 20', S: 5' (15' between buildings) R: 20' | **Min Lot Frontage:** 75'/50'

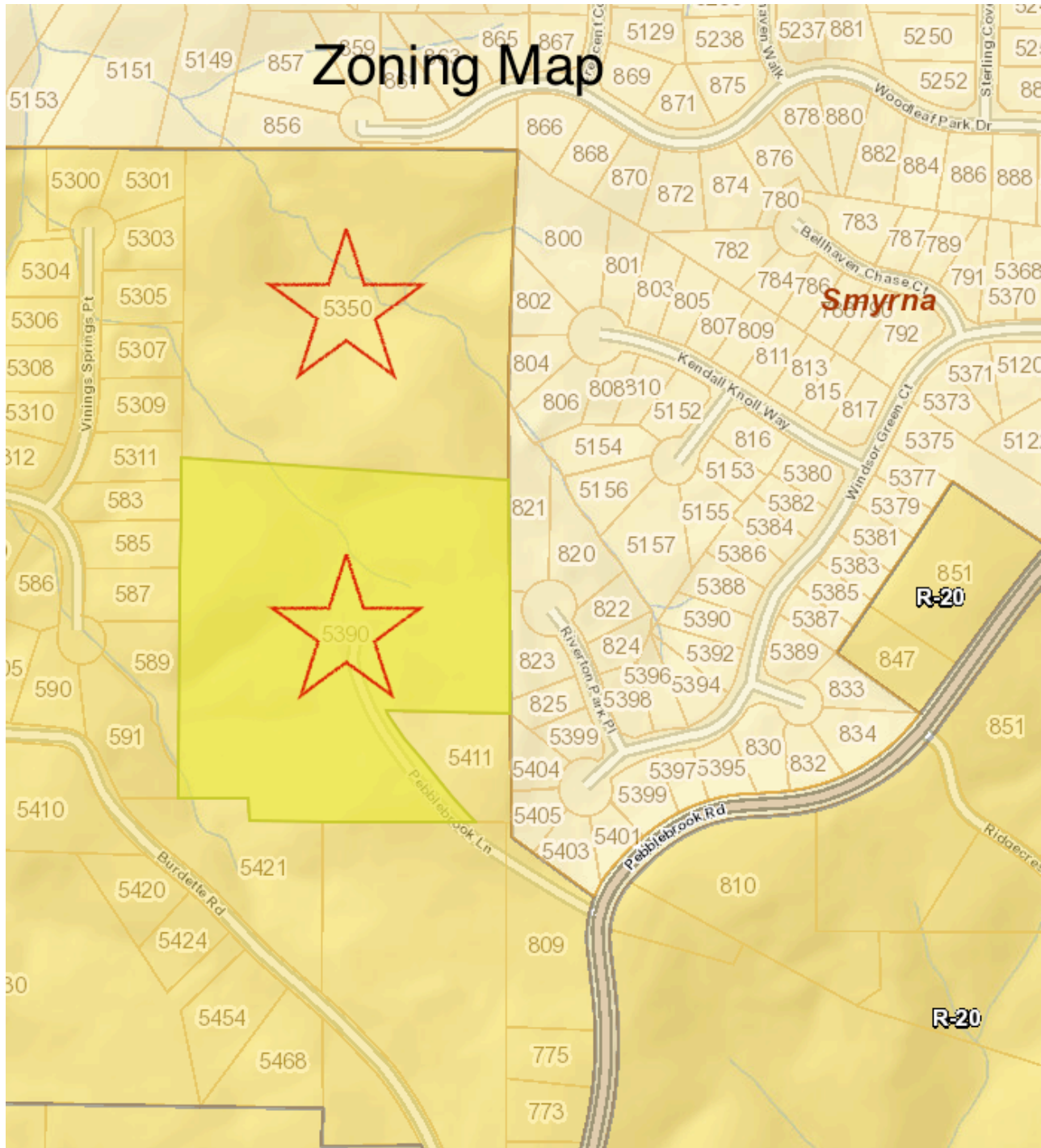
Schools: Harmony-Leland ES | Lindley MS | Pebblebrook HS



The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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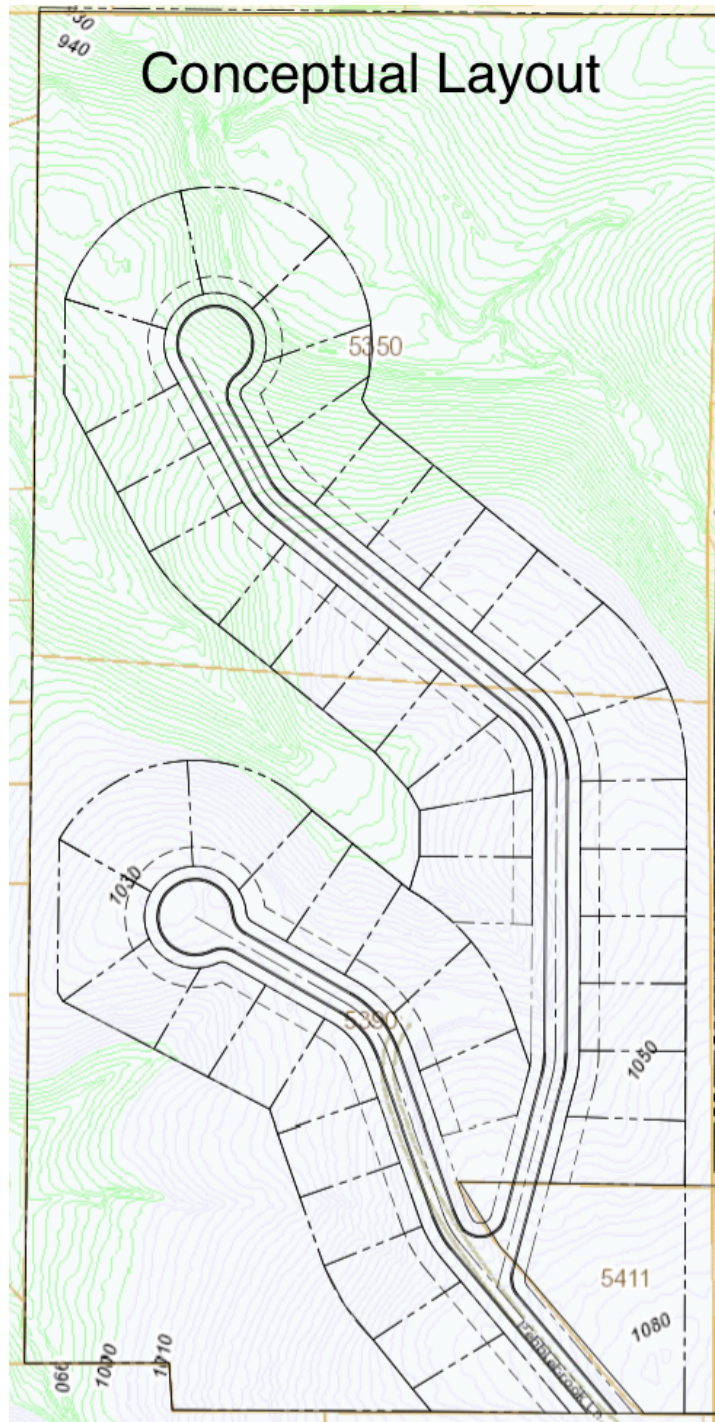
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| District | Designation | Min. Lot Area | Min./Max Acreage Required | Units per Acre/ Max. FAR | Min. Floor Area (sq. ft.) | Min. Lot Width at Front Setback | Minimum Front Yard Setback ¹ | | | Major Side Yard ² | Min. Side Yard ³ | Min. Rear Yard ⁴ |
|--------------------------------|-------------|--|---------------------------|--------------------------|---------------------------|---------------------------------|---|-----------|-------------|------------------------------|-----------------------------|-----------------------------|
| | | | | | | | Arterial | Collector | Local | | | |
| Rural Residential | RR | 40,000 sq. ft. | N/A | 1.0 avg. | 1,050 | 100 ft. | 50 ft. | 50 ft. | 50 ft. | 25 or 35 ft. | 25 ft. | 35 ft. |
| Single-Family Detached: | | | | | | | | | | | | |
| 2 acres | R-80 | 80,000 sq. ft. | N/A | 0.5 avg. | 1,600 | 75/70* ft. | 60 ft. | 60 ft. | 60 ft. | 25 or 35 ft. | 25 ft. | 50 ft. |
| 1 acre | R-40 | 40,000 sq. ft. | N/A | 1.0 avg. | 1,450 | 75/50* ft. | 50 ft. | 50 ft. | 45 ft. | 25 or 35 ft. | 15 ft. | 40 ft. |
| ¾ acre | R-30 | 30,000 sq. ft. | N/A | 1.1 avg. | 1,350 | 75/50* ft. | 50 ft. | 50 ft. | 45 ft. | 25 or 35 ft. | 12 ft. | 40 ft. |
| ½ acre | R-20 | 20,000 sq. ft. | N/A | 1.75 avg. | 1,200 | 75/50* ft. | 40 ft. | 40 ft. | 35 ft. | 25 or 35 ft. | 10 ft. | 35 ft. |
| 1/3 acre | R-15 | 15,000 sq. ft. | N/A | 2.1 avg. | 1,150 | 75/50* ft. | 40 ft. | 40 ft. | 35 ft. | 25 or 35 ft. | 10 ft. | 30 ft. |
| 1/3.5 acre | R-12* | 12,000 sq. ft. | 12,000 sq. ft./20 ac. | 3.0 avg. | 1,000 | 75/50* ft. | 40 ft. | 40 ft. | 40/25** ft. | 15 or 25 ft. | 20† or 5**5 ft. | 40† or 20** f |
| | PRD-99 | See District Regulations. Commencing April 14, 1999, no new applications for rezoning will be accepted by the board. (Ordinance of April 13, 1999) | | | | | | | | | | |
| | OSC Overlay | See District Regulations | | | | | | | | | | |

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Sec. 134-198.1. - Open space community overlay (OSC) district.

- (a) *Purpose and intent.* The OSC overlay district is established to encourage the preservation of natural resources within residential development. The district may be overlaid upon the R-80, R-40, R-30, R-20, and R-15 zoning districts. The overlay district is intended to provide for the preservation of greenspace as a nonstructural stormwater runoff and watershed protection measure; to provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land; to preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat; to permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development; to reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development; to promote interconnected greenways and corridors throughout the community; to promote greenspace contiguous with adjacent jurisdictions; to promote greenspace as passive recreation; to encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood; to encourage street designs that reduce traffic speeds and reliance on main arteries; to promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; to conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space; and to preserve important historic and archeological sites. Land and water are protected by limiting land disturbance and decreasing the percentage of impervious surface within the planned community, and by adding flexibility to site plan design. Open space design is intended to result in more efficient use of land, lower development and infrastructure costs, and the conservation of land for recreation or aesthetic and environmental enrichment. It is not the intent of this overlay district to significantly increase overall development densities, but to allow for the stipulated densities (and potential minor bonus) of the underlying zoning district. It is also the intent of the overlay district to encourage design flexibility, creativity and development complementary to surrounding and existing neighborhoods. Open space community overlay plans are approved as site plan specific.
- (b) *Definitions.*
- (1) *Primary conservation area.* The following are considered primary conservation areas and should be included within required open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this district, in which case property may not qualify for OSC: 100-year floodplain; required stream buffers; slopes

greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices); wetlands as identified by the U.S. Army Corps of Engineers; populations of endangered or threatened species or habitat for such species (as included or inventoried in the most recent publication promulgated by applicable federal and state agencies); archeological sites; cemeteries and burial grounds (any cemetery or burial ground included in open space must be protected in accordance with applicable county cemetery preservation codes and development standards and excluded from overall density calculations).

- (2) *Secondary conservation area.* The following are considered secondary conservation areas and can be included within required open space: important historic sites; existing healthy, native forests of at least one contiguous acre; individual existing healthy trees greater than eight inches caliper, as measured from their outermost drip line; other significant natural features and scenic viewsheds such as ridge lines, peaks and rock outcropping, particularly those that can be seen from public roads; prime agricultural lands of at least five acres contiguous area and existing trails that connect the tract to neighboring areas.
- (3) *Contiguous.* For the purpose of this section, open space is considered contiguous when open space elements are connected in minimums of 25 feet in width.
- (4) *Permeable surface.* A porous surface that allows water to penetrate into underlying soil. The surface shall be natural, left undisturbed or vegetated. Wood chips or other natural materials are also considered permeable surfaces. Examples of nonpermeable surfaces include concrete, asphalt, rooftops, brick, and the like.
- (5) *Open space.* Undisturbed or minimally disturbed portions of a development tract incorporated into neighborhood design. Open space shall be commonly owned, and considered to be developed as an integral part of the planned community. Conventional swimming pools, tennis courts, and associated parking areas are nonpermeable and not considered open space for the purposes of this section, but may be included in the overall site plan. Open space may include conservation of natural, archeological, or historical resources; meadows, woodlands, wetlands, wildlife corridors, game preserves, landscaped commons and landscaped islands or similar conservation-oriented areas; utility easements, provided they are owned by a homeowners association; walking or bicycle trails, provided they are constructed of porous paving materials; passive recreation areas; agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize adverse environmental impacts, and such activities are not conducted within primary conservation areas; nonstructural stormwater management practices; easements for drainage, access, and underground utility lines; or other conservation-oriented uses compatible with the purposes of this article.

(6)

Net buildable area. For the purposes of this section, the net buildable area is calculated by subtracting the floodplain, wetland, cemetery and impervious community area (pools, clubhouses, tennis courts and parking facilities) acreage from the total project tract acreage. The resulting acreage number is the net buildable area.

- (7) *Overall development density.* For the purposes of this section, overall development density is calculated by dividing the net buildable area in acres, into the total number of proposed building lots.
- (8) *Underlying zoning.* The existing zoning of the subject property.
- (9) *OSC review committee.* OSC review committee, composed of five county staff persons (DOT, SWM, water system, planning division and zoning division), to establish base density.
- (10) *Group home.* A dwelling shared by four or fewer persons, excluding resident staff, who live together as a single housekeeping unit and in a long term, family-like environment in which staff persons provide care, education and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential under the direction and guidance of a designated managing caregiver, who must be a resident of the group home. The term "group home" shall not include a halfway house, a treatment center for alcoholism or drug abuse, a work release facility for convicts or ex-convicts, a home for the detention and/or rehabilitation of juveniles adjudged delinquent or unruly and placed in the custody of the state, or other housing facilities serving as an alternative to incarceration. The term "group home" shall also not allow the use of a dwelling as an apartment or duplex. A group home shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. § 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. § 42-1-12. A group home may include a home for the handicapped. As used in this subsection, the term "handicapped" shall mean:

- a. Having a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently;
- b. Having a record of having such an impairment; or
- c. Being regarded as having such an impairment.

However, the term "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals. The term "group home for the handicapped" shall not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts, or other housing facilities serving as an

alternative to incarceration. The term "group home" shall not include use of the dwelling as an apartment or duplex. The managing care giver must reside at the group home. A group home shall not allow use of the dwelling as a home for individuals on parole, probation, or convicted and released from incarceration, for crimes of child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. § 16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. § 42-1-12.

- (c) *Permitted uses.* Permitted uses are consistent with uses permitted in the underlying zoning district.
- (d) *Other requirements.* Building and structure requirements, parking and lighting requirements, special exception uses and use limitations shall be consistent with those permitted in the underlying zoning district.
- (e) *Procedure for OSC overlay utilization.* The OSC district can be utilized in two ways. One way involves utilizing the criteria in conjunction with the existing zoning of the property. The other (second) way involves utilizing the criteria in conjunction with a rezoning application for the property.
 - (1) When the OSC district is overlaid upon an existing zoning district, the project will be reviewed and approved or denied by the board of commissioners. Staff will accept applications, then review and recommend approval or denial. A schedule of application submittal deadlines, concept plan review meetings, and projected planning commission and board of commissioners zoning dates will be made available to the public. As the underlying zoning will not change, staff recommendations will be taken to the planning commission and board of commissioners as an "other business" item on the next available zoning agenda. OSC proposals are required to be posted for 30 days prior to the planning commission and board of commissioners meetings. Applicants will be issued signs once staff has received and reviewed all information required below. In addition, a public hearing will be held at the time the planning commission and board of commissioners reviews and decides each proposal. If the project is denied by the board of commissioners, no prejudice period will apply. Further, upon gaining approval of an OSC overlay plan, the applicant maintains the option to develop the property according to the requirements of the underlying zoning. The board of commissioners retains the right to approve or deny any OSC plan based on applicable provisions of this chapter.

The following procedure will apply:

- (i) *Application.* Applications for OSC overlay district utilization with an existing zoning will be accepted in the planning division of the county community development agency. The application fee is \$100.00.
- (ii) *Concept plan review.* There will be a regularly scheduled OSC review meeting of the county staff scheduled twice monthly.

(iii) The following plans and materials shall be submitted to the planning division and shall include:

- a. A current plot plan and boundary survey;
- b. The architect, engineer, or designer's name, address, and telephone number;
- c. Scale of plan and north arrow;
- d. Street address of site and vicinity map showing the relationship of the site to the surrounding area;
- e. Existing land lot, property lines, right-of-ways, dedications, and easements;
- f. Locations of existing and proposed structures, driveways, walks, recreation facilities, pools, amenities and any other nonpermeable entities;
- g. Delineation of floodplain and wetland areas;
- h. Locations of any known cemeteries or historic sites;
- i. Delineation and description of ground cover types and locations of specimen trees as defined in the county tree ordinance or specific trees as described in subsection (b)(2) of this section;
- j. Preliminary grading plan showing limits of grading, tree save areas, open space areas and other features to be excluded from land disturbance activities;
- k. Narrative site analysis describing how the objectives of this district will be achieved utilizing the overlay.
- l. Preliminary layout utilizing existing zoning.

(2) When a project proposes utilizing the OSC overlay criteria in conjunction with a rezoning application, the application shall be processed in accordance with the procedures for all county rezoning applications, including all requisite posting and public hearing requirements.

(f) *Review criteria.*

(1) Minimum setback requirements, exterior lots as described in item g. Lots must be designed so to accommodate on site parking for at least two vehicles and provide for side setbacks, the sum of which equals the total sum of side setbacks required for the underlying zoning district, with a minimum of five feet.

(2) No minimum tract size.

(3) No minimum lot size.

(4) Minimum of 15 feet shall be provided between buildings.

(5) No portion of floodplain, wetland area, cemetery or impervious community area (pools, clubhouses, tennis courts and parking facilities) may be used in calculating density.

(6)

Minimum width of pavement on residential streets shall be 24 feet (from back of curb to back of curb).

- (7) Overall residential development shall be compatible with neighboring residential uses. In areas where adjoining neighborhood lots are larger than those proposed, the plan should incorporate larger lots adjacent to the existing neighborhoods with smaller lots designed to the interior. Rear building setbacks for these exterior lots must be equal to or greater than the rear setbacks of adjacent, existing lots. In addition, undisturbed perimeter buffer or other suitable form of privacy barrier may be required at the rear of exterior building lots. Buffers along the rear of exterior building lots shall be commonly owned, will not be a part of the lots and may be considered part of the minimum required open space.
- (8) Mass grading of the project tract is discouraged unless being done to facilitate the clustering of lots or to protect open space remaining on the overall tract.
- (9) Pedestrian easements shall be a minimum of 15 feet wide and provided when necessary to allow access to common areas for all residents. Easements should be signed as access points.
- (10) Open space shall be designed to provide connection to adjacent property when the adjacent property is currently undeveloped or consists of established open space or conservation area. All required open space must be on the same tract of property. Contiguity of open space is highly desirable.
- (11) [Reserved.]
- (12) Floodplain, wetlands and lakes may only account for 75 percent of required open space.
- (13) Density calculations and required open space. Proposals that provide for open space exceeding the required minimum are eligible for a density bonus in accordance with the following table. In no event may the maximum density with bonus exceed the maximum density recommended for the property by the county comprehensive plan and future land use map.

| Zoning District | Minimum Open Space Required | Base Density | Open Space Required for Bonus | Maximum Density with Bonus |
|-----------------|-----------------------------|--------------|-------------------------------|----------------------------|
| R-15 | 30% | 2.1 upa | 33% or greater | 2.25 upa |
| R-20 | 35% | 1.75 upa | 38.5% or greater | 1.92 upa |
| R-30 | 40% | 1.1 upa | 50% or greater | 1.25 upa |

| | | | | |
|------|-----|---------|----------------|----------|
| R-40 | 45% | 0.9 upa | 50% or greater | 1.0 upa |
| R-80 | 50% | 0.5 upa | 55% or greater | 0.55 upa |

(14) Slopes greater than 25 percent must be included in the required open space, but shall allow for perpendicular (except when non-perpendicular is necessary to satisfy drainage/storm water requirements) utility and access crossings, when necessary.

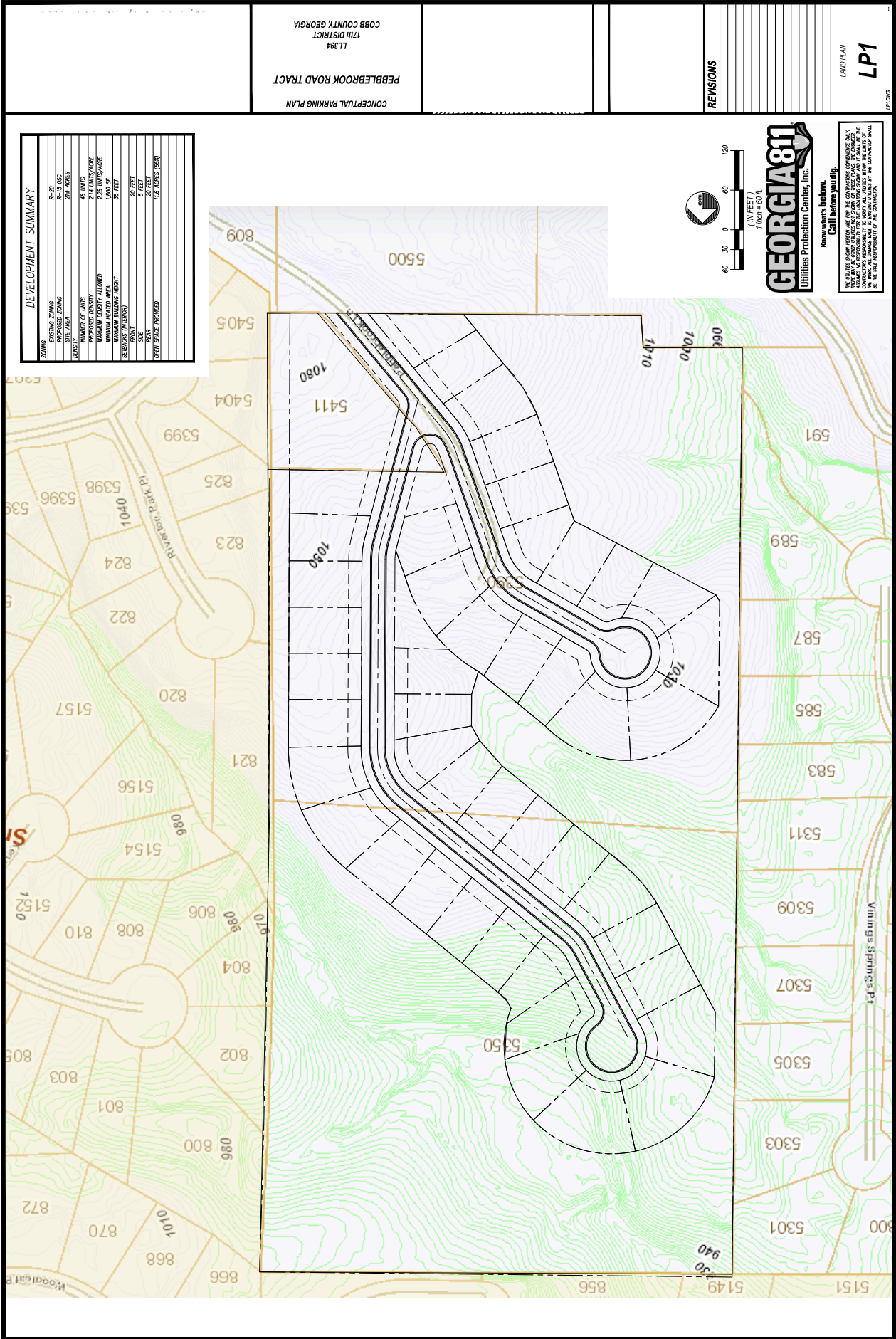
(g) *Open space ownership and maintenance.* When implemented, this overlay design option shall result in the preservation of significant amounts of contiguous open space that will serve as a neighborhood amenity. As an amenity area, the open space should be protected from development in perpetuity (per O.C.G.A. § 44-5-60(c)) by the mandatory covenants of the subdivision in favor of the county for conservation uses and the deeds that run with the land owned by the homeowner's association. The open space may also be protected via a conservation easement in favor of the county for conservation uses.

(h) *Reserved.*

(i) *Lighting requirements.* Any project permitted within the OSC district which proposes any outdoor lighting, except individual residential lots, must have a county department of transportation approved lighting plan in accordance with the minimum conditions listed in section 134-269.

(j) *Floodplain and wetlands preservation requirements.* Any development must meet all county, state and federal requirements relating to floodplains and wetlands. The board of commissioners encourages preservation of wetland areas. Any development must also meet state and federal requirements relating to areas subject to the provisions of section 134-283, regarding mountain and river corridor protection act areas, and section 134-284, regarding metropolitan river protection act areas. No floodplains, wetland areas or cemeteries may be used in calculating the overall density of the development.

(Ord. of 3-9-99; Ord. of 9-28-99; Ord. of 2-8-00; Ord. of 7-10-01; Ord. of 10-22-02; Ord. of 4-13-04; Ord. of 7-27-04; Ord. of 7-26-05; Ord. of 1-24-06; Ord. of 7-25-06; Ord. of 2-27-07; Ord. of 2-26-08; Amd. of 2-25-



| DEVELOPMENT SUMMARY | |
|-----------------------------|------------------|
| ZONING | PC-20 |
| PROPOSED ZONING | PC-20 |
| SITE AREA | 2.14 ACRES |
| PROPOSED DENSITY | 46 UNITS |
| PROPOSED DENSITY | 214 UNITS/ACRE |
| MAXIMUM DENSITY ALLOWED | 2.25 UNITS/ACRE |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| REAR YARD SETBACK (MINIMUM) | 20 FEET |
| REAR YARD SETBACK (MAXIMUM) | 20 FEET |
| OPEN SPACE PROVIDED | 11.6 ACRES (54%) |

CONCEPTUAL PARKING PLAN

PEBBLEBROOK ROAD TRACT

17TH DISTRICT

COBB COUNTY, GEORGIA

LL394

REVISIONS

LAND PLAN

LP1

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

1 inch = 60 ft.

(IN FEET)

60 30 0 60 120

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