

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 12-15-09

Applicant: Kolter Land Partners Phone #: 770/480-4940
(applicant's name printed)

Address: 8875 Hidden River Parkway, Suite 150, Tampa, FL 33637 E-Mail: scheck@kolter.com
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Address: Marietta, GA 30064
(representative's name, printed)

By: [Signature] Phone #: 770/422-7016 E-Mail: gsams@samslarkin.com
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

Julia B. McCarson My commission expires: _____
Notary Public



Commission District: Tim Lee (3) **Zoning Case:** No. Z-33 (2004)

Date of Zoning Decision: 3/16/04 **Original Date of Hearing:** 3/16/04

Location: North side of Jamerson Road, east of Willow Creek Drive (1663 Jamerson Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 55 **District(s):** 16th

State specifically the need or reason(s) for Other Business:
To amend a previously approved rezoning by reducing the minimum square footage of each house from 3,000 square feet to 2,500 square feet and by deleting the stipulation which requires the average home price to be no less than \$450,000.

(List or attach additional information if needed)

PAGE 2 OF 5

APPLICATION NO. Z-33

ORIGINAL DATE OF APPLICATION: 03-16-04

APPLICANTS NAME: DAVID PEARSON

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 03-16-04 ZONING HEARING:

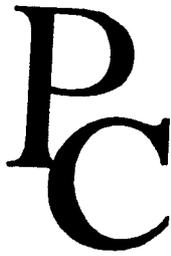
DAVID PEARSON (Sanford S. and Hilda L. Wyrick, owners) for Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lot 55 of the 16th District. Located on the north side of Jamerson Road, east of Willow Creek Drive.

The public hearing was opened and Mr. David Pearson, Mr. Ron Spier, Ms. Linda Hoyal and Ms. Donna Randall addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Lee, second by W. Thompson, to **approve** rezoning to the **R-15** zoning district **subject to:**

- **maximum 21 lots**
- **site plan to be approved by the District Commissioner**
- **letter from Mr. David Pearson dated March 5, 2004 *not otherwise in conflict* (copy attached and made a part of these minutes)**
- **contemporaneous variances as follows:**
 - **reduced front setbacks from 35 feet to 20 feet, with the rear setbacks increased by an amount equal to the front setback reduction**
 - **reduced side setbacks from 10 feet to 5 feet (with 15 feet between houses)**
 - **reduced major side setback from 25 feet to 10 feet**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

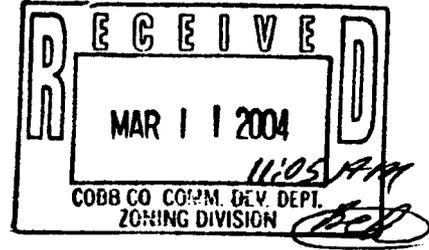


PEARSON COMMUNITIES, INC.

1955 First Drive • Marietta, GA 30062 • 770.321.5032 • 770.321.4528

March 5, 2004

Cobb County Planning and Zoning
Mr. John Pederson
191 Lawrence Street
Suite #300
Marietta, GA 30060



RE: Z33 Approximately 11.39 Acres Jamerson Road

Dear Mr. Pederson,

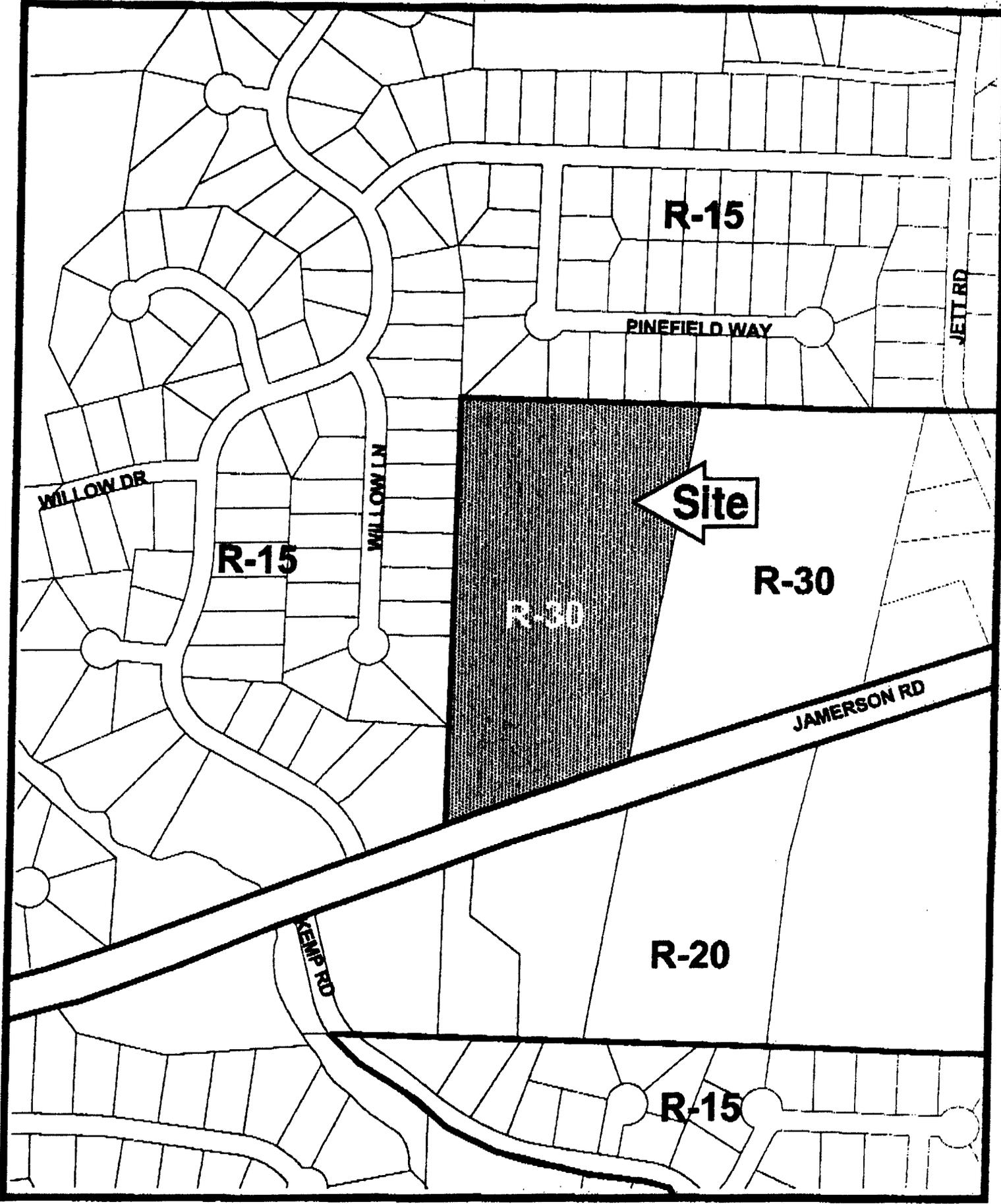
Min. Bk. 27 Petition No. Z-33
Doc. Type letter dated
March 5, 2004
Meeting Date 3/16/2004

The applicant (David Pearson) stipulates the following:

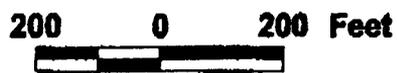
- 1) The minimum square footage of each house will be at least 3000 feet.
- 2) The average home price to be no less than \$450,000.00
- 3) The applicant agrees to meet the current (in place) Cobb County DOT ordinances and regulations during the construction plan process.
- 4) The applicant agrees to meet the current (in place) Storm Water Management ordinances and regulations during the construction plan process. Applicant Does not agree to Storm Water Management's overly broad comments at time of zoning.
- 5) The applicant agrees to meet the current (in place) Cobb County Water ordinances and regulations during the construction plan process.
- 6) The applicant request that front yard set-back requirements be reduced to 20 feet; side yard set-back to 5 feet with a minimum of 13 feet between houses and a major side-set backs to 10 feet.

Applicant: David Pearson

Z-33



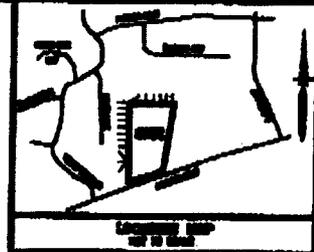
This map is provided for display and planning purposes only. It is not meant to be a legal description.



- Approximate Zoning Boundaries
- Draft Parcel Boundaries

NOTES:
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.
3. ALL BEARINGS ARE TRUE BEARINGS.
4. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
5. ALL POINTS ARE TO BE SET BY TRIANGULATION.
6. ALL POINTS ARE TO BE CHECKED BY MEANS OF ANOTHER METHOD.
7. ALL POINTS ARE TO BE MARKED WITH IRON NAILS.
8. ALL POINTS ARE TO BE PROTECTED BY CONCRETE CAPS.
9. ALL POINTS ARE TO BE RECORDED IN THE FIELD BOOK.
10. ALL POINTS ARE TO BE RECHECKED AT THE END OF THE PROJECT.

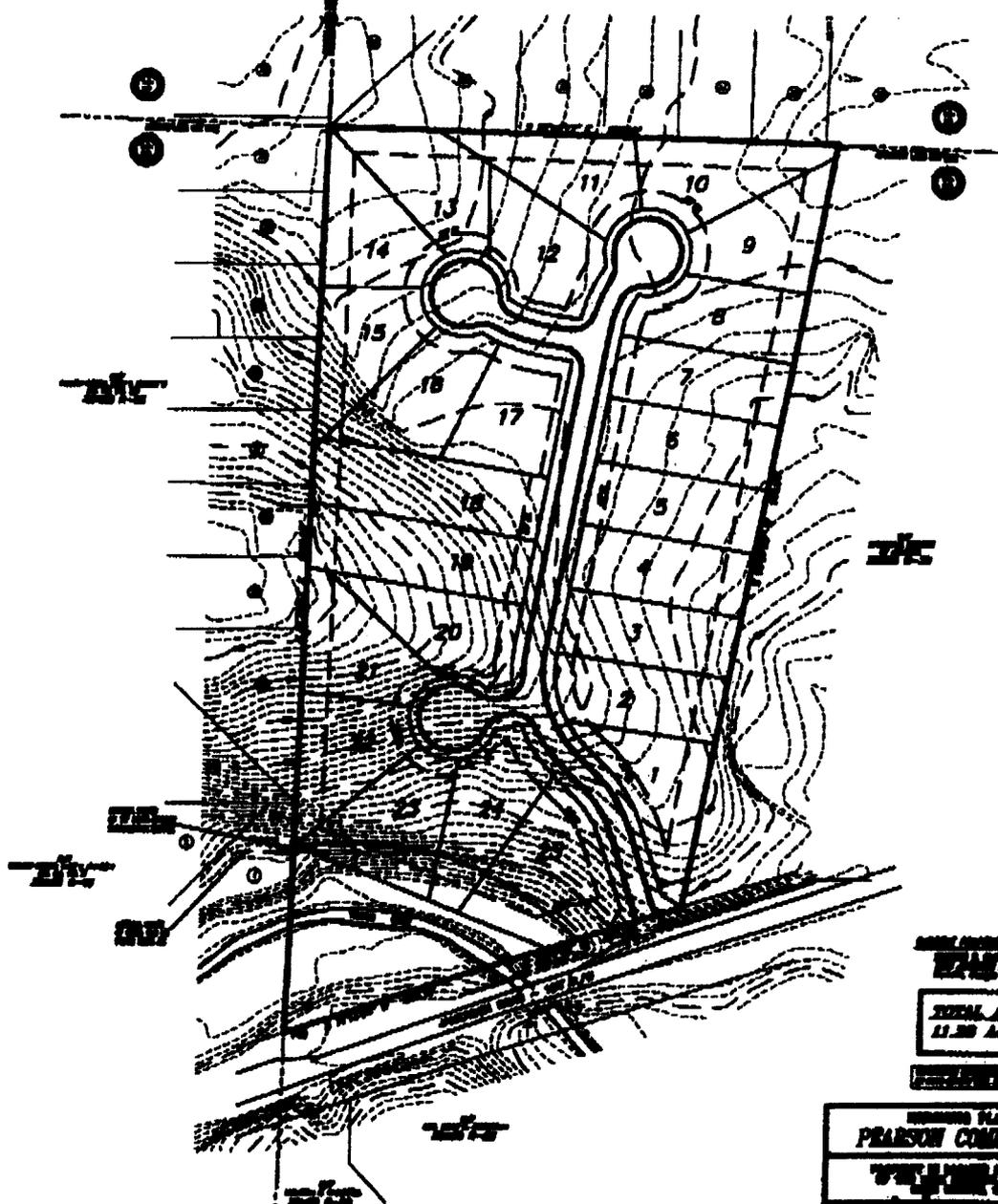
LEGEND:
--- BOUNDARY LINE
--- CENTERLINE
--- PROPERTY LINE
--- EASEMENT LINE
--- UTILITY LINE
--- FENCE LINE
--- ROAD CENTERLINE
--- RAILROAD CENTERLINE
--- WATERWAY CENTERLINE
--- POWER LINE
--- TELEPHONE LINE
--- GAS LINE
--- OIL PIPELINE
--- CABLE TELEVISION LINE
--- FIBER OPTIC LINE
--- UNKNOWN UTILITY LINE



PROPERTY DESCRIPTION:
TRACT 10, T12N, R12E, S12E, SAN DIEGO COUNTY, CALIFORNIA
ACRES 11.88

DATE: 12/31/2003

PROJECT: PARSON COMMUNITY CENTER



SCALE:
1" = 100'

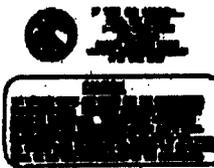
TOTAL AREA:
11.88 Acres

DATE: 12/31/2003

RECORDS FILED FOR
PARSON COMMUNITY CENTER
11.88 ACRES
12/31/2003

DATE	12/31/2003
BY	[Signature]
FOR	PARSON COMMUNITY CENTER
PROJECT	11.88 ACRES
DATE	12/31/2003
BY	[Signature]
FOR	PARSON COMMUNITY CENTER
PROJECT	11.88 ACRES

RECEIVED
DEC 31 2003
CORP. COMM. DEV. DEPT.
SAN DIEGO COUNTY



STATEMENT OF WORK:
1. FIELD SURVEY AND DATA COLLECTION.
2. DATA PROCESSING AND ADJUSTMENT.
3. PREPARATION OF SURVEY MAP AND REPORT.
4. RECORDING OF SURVEY MAP AND REPORT.
5. FURNISHING OF SURVEY MAP AND REPORT TO THE CLIENT.
6. MAINTENANCE OF SURVEY MAP AND REPORT FOR A PERIOD OF 10 YEARS.
7. REVISIONS TO SURVEY MAP AND REPORT AS NECESSARY.
8. FURNISHING OF SURVEY MAP AND REPORT TO THE CLIENT.
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