

**JULY 20, 2010 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 2**

**ITEM # 2**

**PURPOSE**

To consider a site plan amendment for Atlanta Signature Homes, Inc., regarding application Z-71 and Z-148 (Atlanta Real Estate Acquisitions, LLC) of 2006, for property located on the east side of Maner Street, north of Cooper Lake Road in Land Lot 694 of the 17<sup>th</sup> District.

**BACKGROUND**

The subject property is zoned RA-5, which was rezoned with many stipulations. One of the stipulations zoned the property to the site plan with the District Commissioner approving the final plan. The rezoning plan and final plan showed 25 foot front setbacks for the lots on Maner Street. Community Development has been approached by a new builder, Atlanta Signature Homes (ASH), who is currently building houses at the corner of Maner Street and Cooper Lake Road. ASH is developing under a different RA-5 zoning case (The Pacific Group) approved site plan. The Pacific Group approved plan showed the front setback as 20 feet from the curb. ASH would like to buy the Z-71/Z-148 lots, but would like to reduce the front setback by 9.25 feet, so the houses on Maner Street line up at 20 feet from behind the curb. All other conditions would remain in effect. The developer with ASH is amenable to add the front setback reduction to the rear setback so there is not an increase in buildable area. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners’ decision is attached (see Exhibit A). The proposal has been submitted to Staff to review, which have no comments. This amendment would affect lots 7 - 12 on the attached plat (Exhibit B).

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider the proposed site plan amendment.

**ATTACHMENTS**

- Zoning stipulations (Exhibit A)
- Plat (Exhibit B)
- Other Business Application (Exhibit C)

ORIGINAL DATE OF APPLICATION: 10-17-06**Other Business #2  
Exhibit A**APPLICANTS NAME: ATLANTA REAL ESTATE ACQUISITIO

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

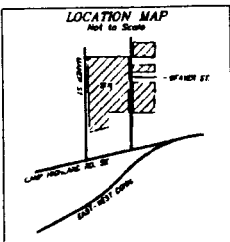
**BOC DECISION OF 10-17-06 ZONING HEARING:**

**ATLANTA REAL ESTATE ACQUISITIONS, LLC** (William B. C. Vinson and Ella Mae Burroughs, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of an Addition of Property to a Previously Approved Project in Land Lot 694 of the 17<sup>th</sup> District. Located on the east side of Maner Street, north of Cooper Lake Road.

**MOTION:** Motion by Lee, second by Goreham, as part of the Consent Agenda, to **approve** rezoning to the **RA-5** zoning district **subject to:**

- **site plan received by the Zoning Division August 3, 2006, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. Parks Huff, dated October 3, 2006 (copy attached and made a part of these minutes)**
- **all previous zoning stipulations of Z-71 of 2006, Exhibit A (copy attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

**VOTE:** **ADOPTED** unanimously



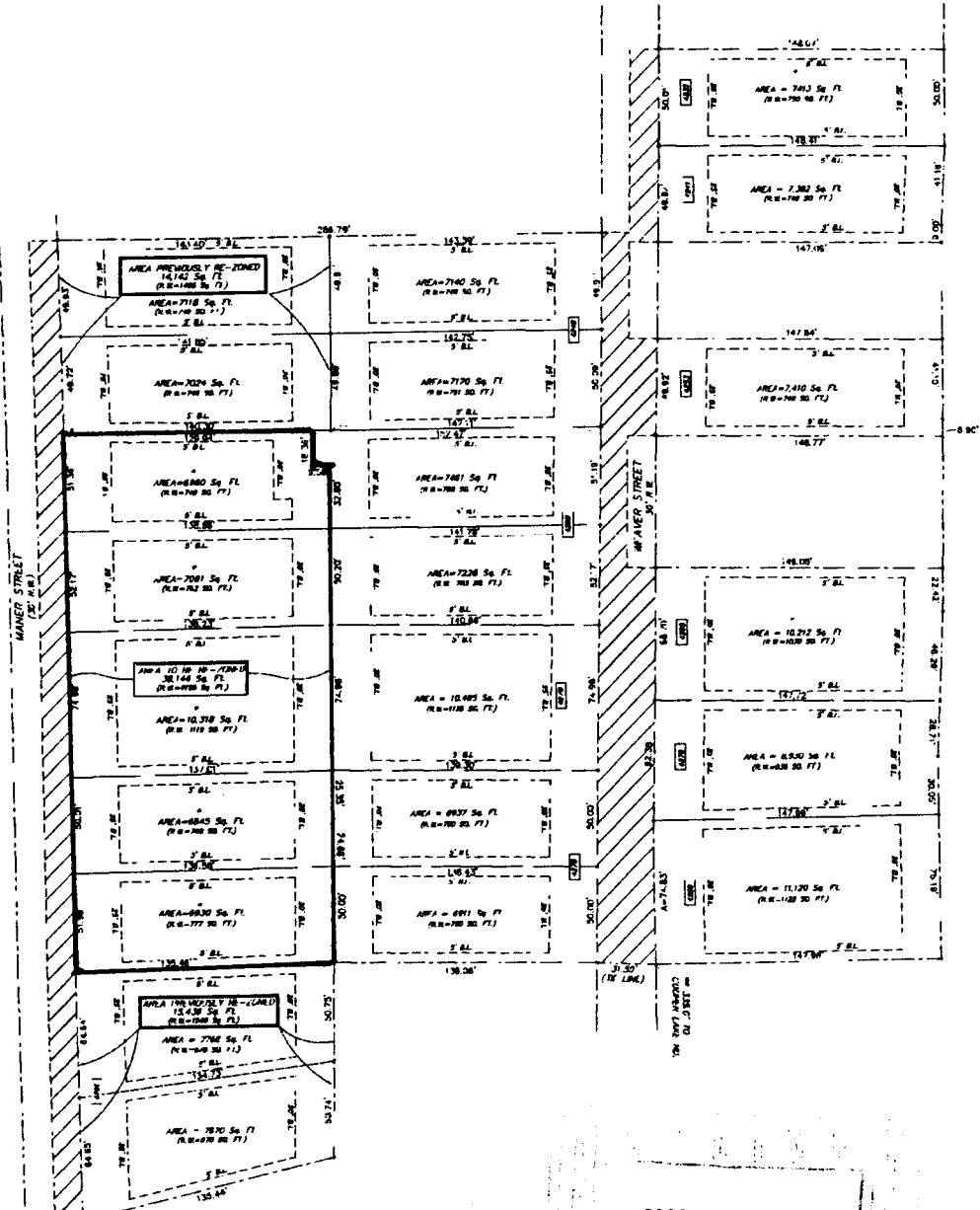
SETBACKS  
FRONT = 25'  
SIDE = 5' (10' BETWEEN BLOCKS)  
REAR = 20'

AREA  
TOTAL SQ. FOOTAGE OF ALL LOTS = 173,491 SQ. FT.  
OVERALL SQ. FOOTAGE (P.R. INCL.) = 192,163 SQ. FT.  
TOTAL UNITS = 22  
DENSITY = 4.989 LOTS PER ACRE  
ALL LOTS SHALL BE GREATER THAN 6500 SQ. FT.

PER DEED AND PLAT RECORDS  
NO INSTRUMENT FOUND  
ALL MATTERS IN 1117 AND 1123 PLOD

Min. Bk. 46 Petition No. Z-148  
Doc Type Site Plan  
Received August 3, 2006  
Meeting Date 10/17/06

PAGE 5 OF



REVISED 8-3-06  
REVISED TO REFLECT AREAS PREVIOUSLY RE-ZONED  
REVISED TO REFLECT AREA TO BE RE-ZONED

LEGEND	
---	1/2" REBAR PAD
---	1/2" REBAR SET
---	RIGHT OF WAY
---	SANITARY SEWER EASEMENT
---	DRAINAGE EASEMENT
---	LAND LOT LINE
---	CENTERLINE
---	CRIMP TOP PIPE
---	OPEN TOP PIPE
---	CONCRETE (14) IN DIA. PIPE
---	REINFORCED CONCRETE PIPE
---	DRAIN INLET
---	JUNCTION BOX
---	MANHOLE
---	CATCH BASIN
---	SEWERING
---	POWER POLE
---	FIRE HYDRANT
---	CONCRETE RETAINMENT WALL
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	FENCE
---	OVERHEAD ELEC. SERVICE LINE
---	BUILDING LINE
---	GRID MARKING FROM 1 IN

COMPILED PLAT FOR  
**ATLANTA REAL ESTATE ACQUISITIONS, L.L.C.**

LOCATED IN LAND LOT 634  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
JULY 28, 2006 1"-30"



ATLANTA REAL ESTATE ACQUISITIONS, L.L.C.  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

Min. Bk. H/L Petition No. Z-148  
Doc. Type Stipulation Letter  
dated 10/3/06  
Meeting Date 10/17/2006

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP  
ATTORNEYS AT LAW  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

9:00 AM  
JPP  
PAGE 2 OF

770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

WWW.SAMSLARKINHUFF.COM

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI\*  
MELISSA P. HAISTEN

October 3, 2006

OF COUNSEL  
DAVID P. HARTIN

\*ALSO LICENSED TO PRACTICE  
IN ALABAMA

**VIA HAND DELIVERY**

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
191 Lawrence Street, Suite 300  
Marietta, Georgia 30060-1661

Re: Application of Atlanta Real Estate Acquisitions, LLC to Rezone a .875 Acre Tract from R-20 to RA-5, Land Lot 694, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. (Z-148).

Dear John:

As you know, I represent Atlanta Real Estate Acquisitions in the above-styled rezoning application. The application will be heard by the Planning Commission on October 3, 2006 and thereafter by the Board of Commissioners on October 17, 2006. This rezoning application is adding additional property and additional lots to an already approved RA-5 development known as Z-71 (2006). The applicant proposes to add an additional .875 acres to the development and an additional five lots.

1. The applicant and property owners will add an additional five (5) lots on the .875 acres to the already approved (17) homes on the 3.44 acre tract known as Z-71 (2006). The properties owned by this applicant will be developed as one unified development. The development shall include a mandatory homeowners association.
2. The homes shall have a consistent architecture and the exterior siding shall include materials such as architectural shingles, stack stone, hard-coat stucco, brick and cement-based board siding. The homes will have a minimum of a two car garage and shall have a minimum of 2,500 square feet of heated and cooled living area. Other architectural details include:

Mr. John P. Peterson  
October 3, 2006  
Page 2

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- a. A minimum of 9 foot ceilings on all floors
  - b. Crown Moldings on the first floor.
  - c. Ceramic or marble tiles in all bathrooms.
  - d. Hard surface countertops such as marble or granite.
  - e. Upgraded insulated windows and doors.
  - f. Architectural roof shingles.
  - g. Zoned mechanical systems.
  - h. The first floor shall have hardwood flooring throughout the main living areas.
3. The lots will be no less than 50 feet in width at the building line. The side setbacks will be as shown on the plat prepared by Barton Surveying dated July 28, 2006, with a minimum of 15 feet between buildings.
  4. The lots will be a minimum of 6,500 square feet as shown on the above-described Barton Surveying Plat.
  5. The county will be making improvements to Weaver and Maner Streets. The improvements include sidewalks, curbs, gutters, street lanes of nine feet, and stormwater management. The applicant agrees to make a contribution to the county of \$8,000 per lot which represents the proportional share of the cost of these improvements. The payments are to be made prior to obtaining a building permit for each lot. The applicant will also dedicate sufficient right of way to create a 50 foot right of way provided the lot size is determined prior to this dedication of additional right of way.
  6. The applicant with the assistance of the county arborist will implement a tree save plan that will incorporate a tree save area encompassing the back ten feet (10') of each lot. This area will remain undisturbed during construction to save existing trees with the addition of understory plantings consistent with an arborist plan. Applicant agrees to install a tree save fence in the back 10 feet of property prior to any development work including demolition work. In those areas where there

Mr. John P. Peterson  
October 3, 2006  
Page 3

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aren't existing trees, the applicant will plant two specimen shade trees on the back of each lot in addition to the understory plantings. The applicant agrees to walk the site with a representative of the WVCA. The applicant will attempt to save as many trees as possible provided such trees do not impact the construction or cause the loss of any lot. The applicant agrees that there shall be no negative stormwater effects to Paces Green subdivision.

7. When a house is vacated, the owner will immediately place a no trespassing sign on the property and will board the house within 30 days. Any house on the subject property shall be demolished within 90 days of the property being vacated.
8. All septic tanks will be pumped out by a plumbing company before grading the lots. The septic tanks shall be removed prior to the granting of the demolition permit.
9. The applicant agrees to the Noise Ordinance being incorporated in the zoning approval.
10. The zoning will be site plan specific consistent with the Barton Surveying zoning plat dated July 28, 2006 with minor modifications to be approved by the district commissioner.

Please contact me if you need any additional information.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff  
phuff@samslarkinhuff.com

PFH/brl

cc: Members, Cobb County Planning Commission

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

Petition No. 2178  
Meeting Date 10/17/06  
Continued

PAGE 9 OF     

Mr. John P. Peterson  
October 3, 2006  
Page 4

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Members, Cobb County Board of Commissioners – VIA Hand Delivery  
Ms. Gail K. Huff, Assistant County Clerk – VIA Hand Delivery  
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery  
Mr. Bryan L. Starr, Dubose Paces Ferry, Ltd. – VIA Email  
Mrs. Suzanne Ballew, VIA Email  
Mrs. Dottie Bishop, County Attorney – VIA Hand Delivery

Min. Bk. HLE Petition No.  
Doc. Type Exhibit A -  
Stips of Z-71 of 20  
Meeting Date 10/17/06

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
JUNE 20, 2006

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Z-71

ATLANTA REAL ESTATE ACQUISITIONS, LLC (Atlanta Real Estate Acquisitions, LLC, Helen M. Ishii, Real Answer Investments, LLC, RFL Family Partnership, LLLP and Roy and Patricia Parker, owners) requesting Rezoning from R-20 and GC to RA-5 for the purpose of a Subdivision in Land Lot 694 of the 17<sup>th</sup> District. Located on the east and west sides of Weaver Street and on the east side of Maner Street, north of Cooper Lake Road.

The public hearing was opened and Mr. Parks Huff, Ms. Suzanne Ballew and Ms. Mary Rose Barnes addressed the Board. Following discussion and presentations, the following motion was made:

MOTION: Motion by Thompson, second by Lee to approve rezoning to the RA-5 zoning district subject to:

- site plan received June 20, 2006, District Commissioner to approve final site plan (copy attached and made a part of these minutes)
- revised letter of agreeable stipulations from Mr. Parks Huff, dated June 16, 2006 *with the following addition* (copy attached and made a part of these minutes):
  - *Paragraph 7: Add sentence to read: "Include sidewalks, curbs, gutters and street widened to 9 foot lanes."*
- letter from Larry Freeman dated June 16, 2006 (copy attached and made a part of these minutes)
- letter from Ms. Helen Ishii dated June 16, 2006 (copy attached and made a part of these minutes)
- letter from Ms. Debbie Cooke dated June 16, 2006 (copy attached and made a part of these minutes)
- mandatory homeowners association; residents on Weaver and Maner Streets to be encouraged to join
- tree save area be created along the rear property line
- sidewalks along streets be designed to save trees
- one traffic lane to remain open at all times during construction
- compliance with the noise ordinance during construction
- Fire Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and approval
- Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: ADOPTED unanimously

*Clerk's Note:* Staff directed to provide advanced written notice to property owners of road widening improvements.



FILED  
JUNE 20 2006 BY Joe I. Thompson  
CLERK  
DEPUTY CLERK  
ASSISTANT COUNTY CLERK  
DEPUTY COUNTY CLERK  
SOUTH COUNTY, GEORGIA

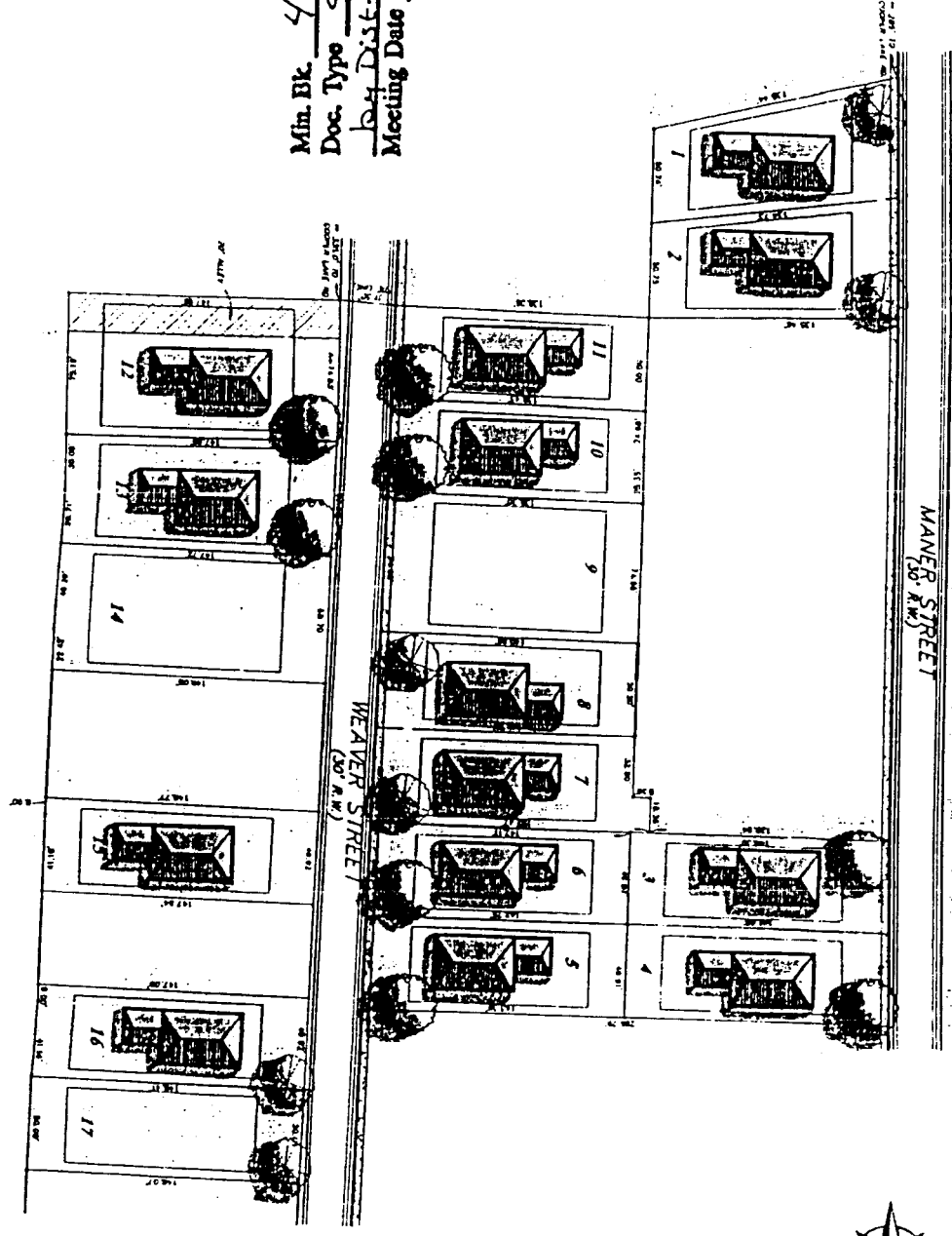
6-20-06  
Joe I. Thompson

Min. Blk. 42 Petition No. Z-71  
Doc. Type Site plan referen  
by Dist. Commission  
Meeting Date June 20, 2006

Petition No. Z-148  
Meeting Date 10/17/06  
Continued

Other Business #2  
Exhibit A

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Petition No. Z-148  
Meeting Date 10/17/06

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP  
COBB COUNTY, GEORGIA  
FILED IN OFFICE

PAGE 12 OF \_\_\_\_\_

ATTORNEYS AT LAW  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

2006 JUN 16 PM 4:58

COBB COUNTY CLERK'S OFFICE  
770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE  
WWW.SAMSLARKINHUFF.COM

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI  
MELISSA P. HAISTEN

OF COUNSEL  
DAVID P. HARTIN

\*ALSO LICENSED TO PRACTICE  
IN ALABAMA

June 16, 2006

VIA HAND DELIVERY- REVISED

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
191 Lawrence Street, Suite 300  
Marietta, Georgia 30060-1661

Min. Bk. 42 Petition No. Z-71  
Doc. Type Letter from Parks  
Huff dated June 16, 2006  
Meeting Date June 22, 2006

Re: Application of Atlanta Real Estate Acquisitions, LLC to Rezone a 3.44 Acre Tract from GC and R-20 to RA-5. Land Lot 694, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. (Z-71).

Dear John:

As you know, I represent Atlanta Real Estate Acquisitions in the above-styled rezoning application. The application was heard by the Planning Commission on June 6, 2006 and will be before the Board of Commissioners on June 20, 2006. Subsequent to the Planning Commission meeting, the applicant has continued a dialogue with the community and county staff. Following is a list of stipulations that my client will agree to becoming a condition on the rezoning approval. The property owners have agreed to these conditions also and their agreement is reflected in the attachment Exhibit A.

1. The applicant and property owners will build seventeen (17) custom homes on the 3.44 acre tract (including existing right-of-way) yielding a density of approximately 4.944 units per acre.
2. The homes shall have a consistent architecture and the exterior siding shall include materials such as architectural shingles, stack stone, hard-coat stucco, brick and cement-based board siding. The homes will have a minimum of a two car garage and shall have a minimum of 2,500 square feet of heated and cooled living area. Other architectural details include:
  - a. A minimum of 9 foot ceilings on all floors.

Mr. John P. Peterson  
June 16, 2006  
Page 2

- b. Crown Moldings on the first floor.
  - c. Ceramic tiles in all bathrooms.
  - d. Hard surface countertops such as marble or granite.
  - e. Upgraded insulated windows and doors.
  - f. Architectural roof shingles.
  - g. Zoned mechanical systems.
  - h. The first floor shall have hardwood flooring throughout the main living areas.
3. The lots will be no less than 50 feet in width at the building line, except as shown on the plat prepared by Barton Surveying dated February 22, 2006. The side setbacks will be as shown on the plat with a minimum of 15 feet between buildings.
  4. The lots will be a minimum of 7,000 square feet except as shown on the February 22, 2006 Barton Surveying Plat which shows two lots being greater than 6,900 square feet. If the developer acquires additional property the lot lines will be shifted to make all the lots 7,000 square feet where possible.
  5. The applicant will extend sewer down Weaver Street and shall dedicate the sewer improvements to the County.
  6. The development will comply with the stormwater comments.
  7. The County will be making improvements to Weaver and Maner Streets. The applicant and owners agree to make a contribution to the county of \$8,000 per lot which represents a proportional share of the cost of these improvements. The payments are to be made prior to obtaining a building permit for each lot. The applicant and owners will also dedicate sufficient right-of-way to create a 50 foot right-of-way provided the lot size is determined prior to this voluntary dedication of additional right-of-way.
  8. The applicant and owners with the assistance of the county arborist will implement a tree save plan that will incorporate a tree save area encompassing the

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-148  
Meeting Date 10/17/06  
Continued

Petition No. Z-71  
Meeting Date June 20, 2006  
Continued  
PAGE 14 OF 14

Mr. John P. Peterson  
June 16, 2006  
Page 2

back ten feet (10') of each lot. This area will remain undisturbed during construction to save existing trees with the addition of understory plantings consistent with an arborist plan. In those areas where there aren't existing trees, the applicant will plant two specimen shade trees on the back of each lot in addition to the understory plantings.

9. When a house is vacated, the owner will immediately place a no trespassing sign on the property and will board the house within 30 days.
10. All septic tanks will be pumped out by a plumbing company before grading the lots.
11. The applicant agrees to the Noise Ordinance being incorporated in the zoning approval.
12. The zoning will be site plan specific consistent with the Barton Surveying zoning plat dated February 22, 2006 with minor modifications to be approved by the district commissioner.

Please contact me if you need any additional information.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff  
phuff@samslarkinhuff.com

PFH/brl

- cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery  
Ms. Gail K. Huff, Assistant County Clerk – VIA Hand Delivery  
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery  
Mr. Bryan L. Starr, Dubose Paces Ferry, Ltd. – Via Email  
Mrs. Suzanne Ballew, Via Email  
Mrs. Dottie Bishop, County Attorney – VIA Hand Delivery

Minutes of Zoning Hearing Case No. Z-71 (2008)

Atlanta Real Estate Acquisitions, LLC for Rezoning from R-20 and GC to RA-5 for the purpose of a Subdivision in Land Lot 694 of the 17th District. Located on the east and west sides of Weaver Street and on the east side of Maner Street, north of Cooper Lake Road.

MOTION: Motion by Thompson, second by Lee to approve rezoning to the RA-5 zoning district subject to:

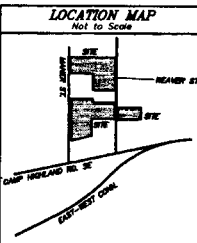
- site plan received June 20, 2006, District Commissioner to approve final site plan (copy attached and made a part of these minutes)
- revised letter of agreement stipulations from Mr. Parks Huff, dated June 16, 2006 with the following addition (copy attached and made a part of these minutes):
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- letter from Larry Freeman dated June 16, 2006 (copy attached and made a part of these minutes)
- letter from Ms. Helen Ishii dated June 16, 2006 (copy attached and made a part of these minutes)
- letter from Ms. Debbie Coates dated June 16, 2006 (copy attached and made a part of these minutes)
- mandatory homeowners association, residents on Weaver and Maner Streets to be encouraged to join
- tree save area be created along the rear property line
- sidewalks along streets be designed to give trees
- one traffic lane to remain open at all times during construction
- compliance with the noise ordinance during construction
- The Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and approval
- Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns

Minutes of Zoning Hearing Case No. Z-148 (2008)

Atlanta Real Estate Acquisitions, LLC for Rezoning from R-20 and RA-5 for the purpose of an Addition of Property to a Previously Approved Project in Land Lot 694 of the 17th District. Located on the east side of Maner Street, north of Cooper Lake Road.

MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to approve rezoning to the RA-5 zoning district subject to:

- site plan received by the Zoning Division August 3, 2006, with District Commissioner approving minor modifications (copy attached and made a part of these minutes)
- letter of agreement stipulations from Mr. Parks Huff, dated October 3, 2006 (copy attached and made a part of these minutes)
- all previous zoning stipulations of Z-71 of 2006, Exhibit A (copy attached and made a part of these minutes)
- The Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns



LOT NO.	ACRES
1	10.888
2	6.818
3	6.949
4	7.184
5	7.230
6	7.422
7	7.175
8	7.017
9	8.623
10	8.921
11	7.123
12	7.360

EXISTING ZONING	ZONING CASE NUMBER	ZONING CASE NUMBER
12 LOTS / 2.289 ACRES = 5.1		
MIN. LOT WIDTH = 50 FT.		
MINIMUM HOUSE SIZE = 2,500		
MINIMUM LOT SIZE = 7,000		
*BUILDING SETBACKS		
FRONT	5 FT.	
REAR	Minimum 15 FT. Between Buildings	
	20 FT.	

# Other Business #2 Exhibit B

AREA = 99,719 SQ. FT. 2.289 ACRES.

STATE PLANE CO-ORDINATES

AREAS OF LOTS 2 AND 3 BEING LESS THAN 7,000 SQ. FT. ARE APPROVED BY COBB COUNTY ZONING DEPT.

ALL I.P.'s ARE 1/2" REBARS.

BEARINGS SHOWN ARE BASED ON THE GEORGIA STATE PLANE CO-ORDINATE SYSTEM.

ACCORDING TO THE CURRENT T.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 1 500625 DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

\* PER DEED OR PLAT RECORDS, NO MONUMENT FOUND

NOTE: THE BOUNDARY DATA SHOWN HEREON IS BASED ON PREVIOUS SURVEYS BY BARTON SURVEYING, INC. FOR ATLANTA REAL ESTATE ACQUISITIONS, INC.

NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ENCUMBRANCES OR OTHER ENCUMBRANCES NOT SHOWN.

AND UNLAWFUL ENCUMBRANCES

\* SITE PLANS TO BE SUBMITTED TO STORM WATER MANAGEMENT & COMMUNITY DEVELOPMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.

\* WATER METER AND/OR SEWER TAPS TO BE INSTALLED DURING THE CONSTRUCTION PHASE.

**OWNER'S CERTIFICATION**  
 I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBMITTED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN AND AGREES THAT COBB COUNTY OR ASSIGNS SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUCCESSORS IN TITLE TO DEFEND BY WRIT OF THESE PRESENTS.

*Richard T. Sharkey*  
 RICHARD T. SHARKEY, M.P.  
 ATLANTA REAL ESTATE ACQUISITIONS, LLC

**SURVEYOR'S CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

*David Bate* 5-3-07  
 DAVID BATE  
 GA. REGISTERED LAND SURVEYOR NO. 2533 DATE

**COUNTY CERTIFICATIONS**  
 THE PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

*Rob Hosack* 5-17-07  
 ROB HOSSACK  
 COBB COUNTY WATER SYSTEM

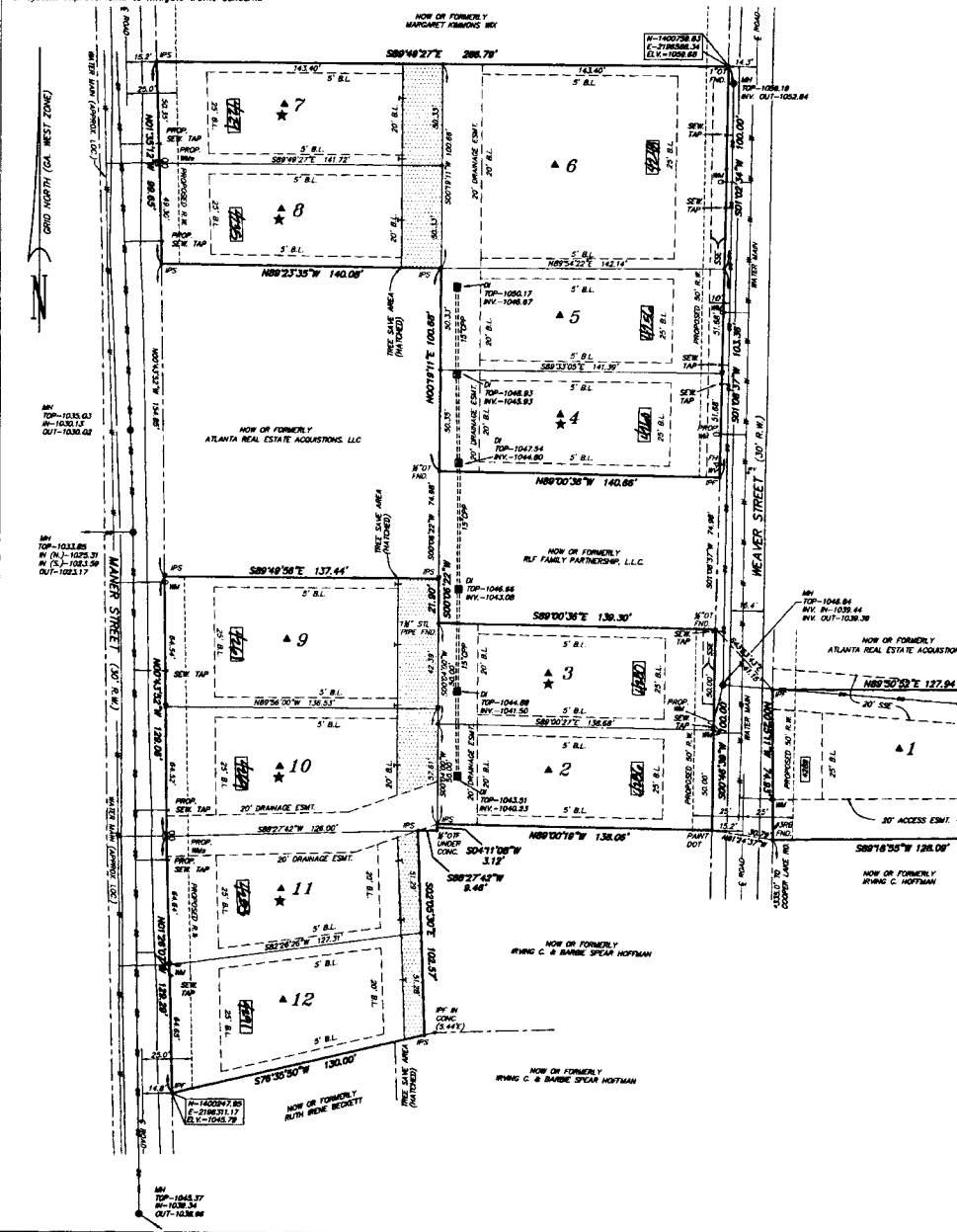
*Rob Hosack* 5-14-07  
 ROB HOSSACK  
 COBB COUNTY WATER SYSTEM

*Rob Hosack* 5-14-07  
 ROB HOSSACK  
 ZONING DIVISION

*Supriya* 5/16/07  
 SUPRIYA  
 DEVELOPMENT & INSPECTIONS DIVISION

*Supriya* 5/16/07  
 SUPRIYA  
 COBB COUNTY BOARD OF COMMISSIONERS

THIS PLAT FILED IN OFFICE 5-18-07 8:54 AM  
 RECORDED IN PLAT BOOK 241 PAGE 12  
 JAY C. STEPHANSON, Clerk  
 CLERK, COBB SUPERIOR COURT DATE 5-18-07  
 CEN# 2007-74913



**LEGEND**

•	1/2" REBAR END
•	1/2" REBAR SET
—	RIGHT OF WAY
—	SANITARY SEWER EASEMENT
—	DRAINAGE EASEMENT
—	LAND LOT LINE
—	CENTERLINE
•	CRAMP TOP PIPE
•	OPEN TOP PIPE
•	CORRUGATED METAL PIPE
•	REINFORCED CONCRETE PIPE
•	DRAIN INLET
•	JUNCTION BOX
•	MANHOLE
•	CA FDK BASIN
•	BENCHMARK
•	POWER POLE
•	FIRE HYDRANT
•	CONCRETE MONUMENT FND.
•	BACK OF CURB
•	EDGE OF PAVEMENT
•	FENCE
•	OVERHEAD ELEC. SERVICE LINE
•	BUILDING LINE
•	TREE SAVE

**OWNER/DEVELOPER**  
 ATLANTA REAL ESTATE ACQUISITIONS, LLC  
 4200 NORTHSHORE PARKWAY NW  
 BLDG. 11, SUITE 200  
 ATLANTA, GEORGIA 30327  
 404-231-3622

**FINAL PLAT OF  
 WEAVER STREET AT MANER STREET**  
 (BEING A RE-SUBDIVISION OF A PORTION  
 OF GILMORE HEIGHTS SUBDIVISION)  
 LOCATED IN LAND LOT 694  
 17th DISTRICT, 2nd SECTION  
 COBB COUNTY, GEORGIA  
 MAY 3, 2007 1"=30'

SCALE IN FEET  
 VERTICAL DATUM IS MEAN SEA LEVEL



**BARTON SURVEYING  
 INC.**  
 1500 PALM STREET  
 CANTON, GEORGIA 30115  
 (770) 345-2810

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 7-20-10

Atlanta Signature Homes, Inc.

Applicant: Lucy McBride  
(applicant's name printed)

Phone #: 404-245-7958

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Rob Anagnostis Jr

Address: 4219 Maner St. Smyrna Ga. 30080

(representative's name, printed)

Rob Anagnostis Jr

Phone #: 770-560-9676

E-Mail: RobAnagnostis@bellsouth.net

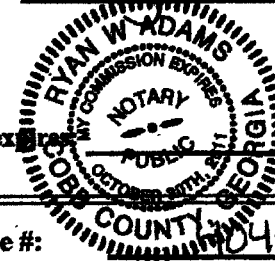
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]

Notary Public

My commission expires: \_\_\_\_\_



Titleholder(s): Lucy McBride

(property owner's name printed)

Phone #: \_\_\_\_\_

404-245-7958

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Commission District: 2

Zoning Case: Z-71 of 2006

Date of Zoning Decision: 6-20-06 (Z-71)

Original Date of Hearing: Z-148 of 2006

Location: Maner Street  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 697

District(s): 17

State specifically the need or reason(s) for Other Business: Reduce front building setback from 25' to 20' behind curb, which is the same front setback we are developing to for lots in the Z-123 of 2006 property. This allows the houses to all be "lined-up", when looking down the street, for a uniform look.

(List or attach additional information if needed)