

**JULY 17, 2012 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM # 1**

**PURPOSE**

To consider a site plan approval for Dr. William B. Walker, D.V.M. regarding rezoning application #231 (Willoughby & Sewell Development Company, Inc.) of 1986, for property located at the northwest intersection of Brookstone Drive and Hedge Brooke Drive, in Land Lots 194 and 225 of the 20<sup>th</sup> District.

**BACKGROUND**

The subject property is zoned General Commercial (GC) and Office and Institutional (OI) for commercial development. One of the zoning stipulations from the 1986 zoning case requires the GC and OI zoned property to be approved by the Board of Commissioners before building permits are issued. The applicant is a veterinarian and would like to develop an animal hospital on this property. The building would be one story in height with traditional building architecture. There would also be small animal boarding (dogs, cats, and other small pets) which would be kept inside the building. If approved, all other zoning stipulations would remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the site plan approval.

**ATTACHMENTS**

Other Business Application, proposed site plan and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: July 17, 2012

**Applicant:** William B. Walker, D.V.M. **Phone #:** (404) 309-4494  
(applicant's name printed)

**Address:** 1021 Ector Drive, Kennesaw, GA 30152 **E-Mail:** shansew@aol.com

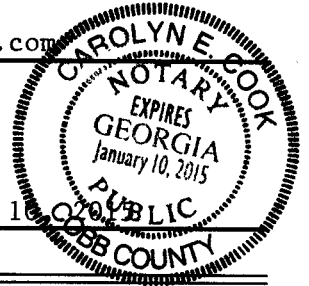
**Moore Ingram Johnson & Steele, LLP** Emerson Overlook, 326 Roswell Street  
**John H. Moore** **Address:** Marietta, GA 30060

(representative's name printed)

**BY:** [Signature] **Phone #:** (770) 429-1499 **E-Mail:** jmoore@mij.s.com  
(representative's signature) w7@mij.s.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook **My commission expires:** January 10, 2015  
Notary Public



**Titleholder(s):** Three Bees Land Investment, LLC **Phone #:** (770) 425-9980  
(property owner's name printed)

**Address:** 1781 Brookstone Walk, Acworth, GA 30101 **E-Mail:** shansew@aol.com

See Exhibit "A" attached hereto for signature of Titleholder's representative

(Property owner's signature)

LA 3:35  
JUN 12 2012

Signed, sealed and delivered in presence of:

\_\_\_\_\_ **My commission expires:** \_\_\_\_\_  
Notary Public

**Commission District:** 1 (Goreham) **Zoning Case:** 231 (1986)

**Date of Zoning Decision:** 08/19/1986 **Original Date of Hearing:** 08/19/1986

**Location:** Northwesterly intersection of Brookstone Drive and Hedge Brooke Drive  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 194, 225 **District(s):** 20th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

See Exhibit "B" attached hereto and incorporated herein by reference.

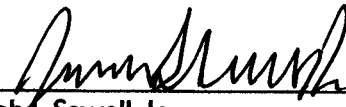
(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Approval)**

**Application No.:** 231 (1986)  
**Original Hearing Date:** August 19, 1986  
**Date of Zoning Decision:** August 19, 1986  
**Current Hearing Date:** July 17, 2012

**Applicant:** William B. Walker, D.V.M.  
**Titleholder:** Three Bees Land Investment, LLC

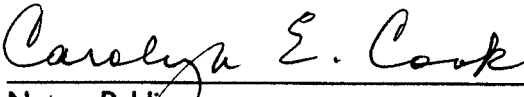
THREE BEES LAND INVESTMENT, LLC

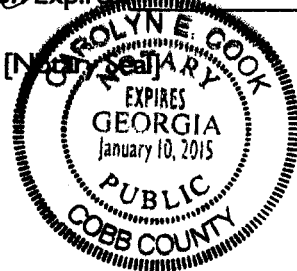
BY:   
Joseph I. Sewell, Jr.  
Manager

**Address:** 1781 Brookstone Walk  
Acworth, Georgia 30101

**Telephone No.:** (770) 425-9980

Signed, sealed, and delivered in the presence of:

  
Notary Public  
Commission Expires: 01-10-2015



**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Approval)**

**Application No.: 231 (1986)**  
**Original Hearing Date: August 19, 1986**  
**Date of Zoning Decision: August 19, 1986**  
**Current Hearing Date: July 17, 2012**

**Applicant: William B. Walker, D.V.M.**  
**Titleholder: Three Bees Land Investment, LLC**

On August 19, 1986, the Cobb County Board of Commissioners approved the rezoning and development of the assembled tract which has come to be known as the "Brookstone Community" in West Cobb County. Throughout the ensuing years, portions of the original tract have been amended to accommodate specific uses, such as office, retail, and residential. Applicant applies for "Site Plan Approval" of a of an approximately 3.43 acre tract at the northwesterly intersection of Brookstone Drive and Hedge Brooke Drive which was zoned to the General Commercial ("GC") and Office Institutional ("OI") zoning classifications. **The approval of the Site Plan submitted contemporaneously herewith would allow Applicant to use the Subject Property as a small animal hospital, which shall include the overnight boarding of small animals; including, but not limited to dogs and cats.**

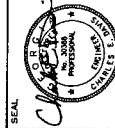
The stipulations and conditions specifically enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on August 19, 1986, which have not previously been amended or which do not otherwise affect the Subject Property, are unaltered by this request for Site Plan Approval and shall remain in full force and effect.

The Site Plan Approval requested and presented in this Application in no way adversely impacts or affects any other portion of the Brookstone Community. If the proposed Site Plan, as submitted, is approved by the Board of Commissioners, it shall become a part of the overall Brookstone Community and shall be binding upon the Subject Property.

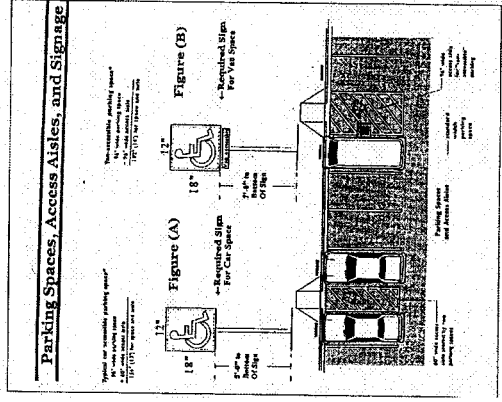
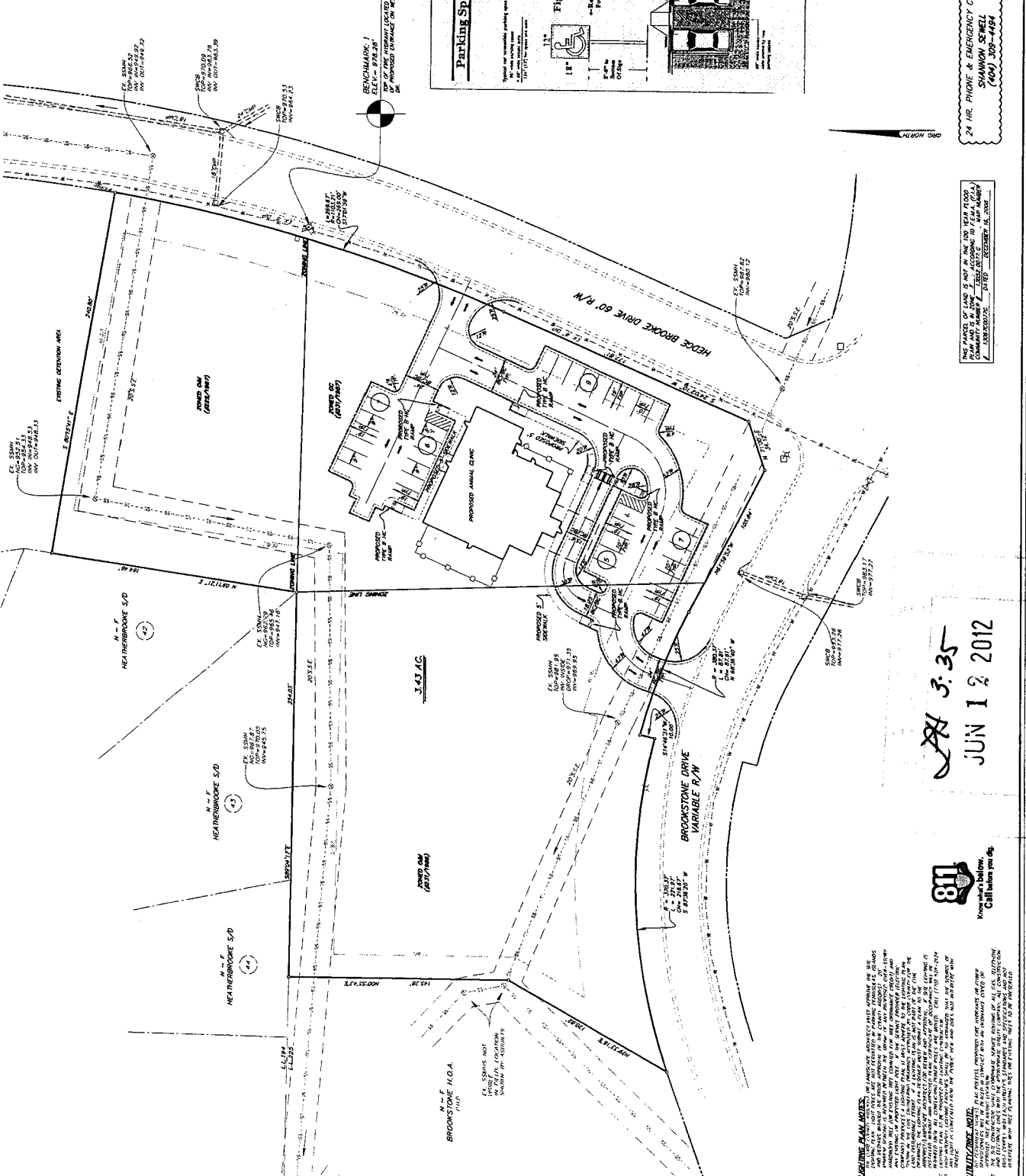
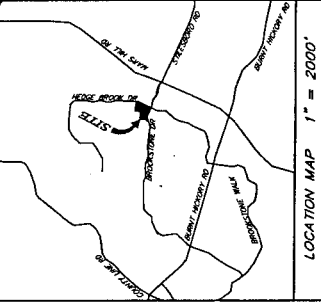
**SITE PLAN SUBMITTED FOR  
APPROVAL BY BOARD OF  
COMMISSIONERS – JULY 17, 2012**

REV.	DATE	REVISION
1		
2		
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10		

PROJECT NO. 1781  
DRAWN BY: WLD  
CHECKED BY: N/A  
DATE: 5/15/2012  
SCALE: 1" = 30'  
SHEET NUMBER: 02



NOT ISSUED FOR CONSTRUCTION



OWNER/DEVELOPER:  
DR. BILL WALKER  
BROOKSTONE INVESTMENT, LLC  
1781 BROOKSTONE, M-11  
ACMORPH, GA 30101

24 HR. PHONE & EMERGENCY CONTACT:  
SHANNON SHELLEY  
(404) 308-4484

ONE PARCEL OF LAND IS NOW IN THE 100 YEAR FLOOD  
PLAIN AREA. THE FLOOD PLAIN AREA IS SHOWN IN  
DARK GRAY. TO VIEW A MAP OF THE FLOOD PLAIN  
AREA, CONTACT THE FLOOD CONTROL DISTRICT AT  
1-800-252-8272. DATED: DECEMBER 16, 2009.

*3.35*  
JUN 1 2 2012



**ASSUMPTIONS AND NOTES:**  
1. THE SITE PLAN IS BASED ON THE SURVEY AND THE EXISTING CONDITIONS AT THE TIME OF THE SURVEY.  
2. THE SURVEY WAS CONDUCTED ON 5/15/2012.  
3. THE SURVEY WAS CONDUCTED BY GASKINS ENGINEERING PLANNING/CONSULTING.  
4. THE SURVEY WAS CONDUCTED BY GASKINS ENGINEERING PLANNING/CONSULTING.  
5. THE SURVEY WAS CONDUCTED BY GASKINS ENGINEERING PLANNING/CONSULTING.

**UTILITY/OTHER NOTES:**  
1. THE PROJECT INVOLVES THE INSTALLATION OF NEW UTILITIES AND THE REMOVAL OF EXISTING UTILITIES.  
2. THE PROJECT INVOLVES THE INSTALLATION OF NEW UTILITIES AND THE REMOVAL OF EXISTING UTILITIES.  
3. THE PROJECT INVOLVES THE INSTALLATION OF NEW UTILITIES AND THE REMOVAL OF EXISTING UTILITIES.

**OFFICIAL MINUTES OF  
BOARD OF COMMISSIONERS  
ZONING HEARING  
AUGUST 19, 1986**

1488

APPLICATION FOR REZONING  
TO THE  
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES  
AND THE  
COBB COUNTY PLANNING COMMISSION  
(type or print clearly)

Application No. #231  
~~2304230~~  
Hearing Date 8-19-86

Applicant Willoughby & Sewell  
Development Company, Inc. Business Phone 928-9984 Home Phone \_\_\_\_\_  
(business name)  
Joseph I. Sewell, Jr. Address 4906 Willows Creek Drive, Marietta GA 30060  
(representative's name, printed)  
[Signature] Business Phone 928-9984 Home Phone \_\_\_\_\_  
(representative's signature)

-----  
Thomas Dallis Champion, Joseph I. Sewell, Jr. and James T. Willoughby  
*See attached for additional signatures*  
Titleholder the above names Business Phone 955-0503 Home Phone \_\_\_\_\_

Signature [Signature] Address 2022 Powers Ferry Road, Suite 180, Atlanta, Georgia 30339  
(attach additional signatures, if needed)  
JOSEPH I. SEWELL, JR. JAMES T. WILLOUGHBY

Zoning Request From R-30 To PD, GC & OI  
(present zoning) (proposed zoning)

For the Purpose of Subdivision Size of Tract 787.01 acre(s)  
(subdivision, restaurant, warehouse, apts., etc.)  
189.9  
Location frontage on northwest and southeast sides of Woodlore Drive, southern side of Due West Road and western side of Antioch Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 267, 268, 303, 304 (See attached page) District 20th  
*for additional Land Lots*

Recommendation of Planning Commission 8/19/86 Planning Commission recommended application be approved subject to access points to be determined by the Cobb DOT, sidewalks to be installed, temporary sewer system to be installed by developer, donation of two school sites. Motion by Brown, seconded by Adams; carried 4-1. Vansant opposed.

[Signature] Chairman See attached pages.

Board of Commissioners' Decision 8/19/86 Board of Commissioners approved application subject to golf cart crossing on major roads to be tunnelled, the remaining cart crossings to be worked with Cobb DOT, work with Cobb DOT on major intersection improvements, areas for GC and OGI to be brought back to the Board of Commissioners for final approval before building permits are issued, subject to

[Signature] Chairman (over)



staff comments marked exhibit A, traffic comments marked exhibit B, applicant to consider one site for an elementary school within the development. Motion by Thompson, seconded by Paschal; carried 5-0.

## EXHIBIT "A"

#230

The overall density is consistent with the guidelines set forth in the Future Land Use Plan, and has an average lot size of 19,425 sq. ft. which almost meets R-20 requirements. It should be noted the minimum lot size proposed is 13,500 sq. ft., mainly due to topography. Therefore the staff feels that PD is an appropriate classification for this area. Staff further recommends all other department comments be made an additional condition of this request.

#231

The overall density for the residential portion is consistent with the guidelines set forth in the Future Land Use Plan. It should be noted the minimum lot size is 12,000 sq. ft., however these lots surround a 203.4 acre, 18 hole golf course. The Future Land Use Plan does not project commercial usage on this property. Commercial usage is projected directly across Mars Hill Road from the main entrance of the development, and is presently zoned PSC. A planned development of this magnitude, once it is developed would warrant some commercial and office usage to service the development. Although the commercial and office request may seem premature we have learned from past experiences (Indian Hills Subdivision) areas need to be designated for all types of Land Use. Since the commercial and office portions are being requested separately from the PD, approval should be made conditional upon final site plan approval by the Board of Commissioners. Approval should be further stipulated to include all other staff comments.

APPLICANT Willoughby & Sewell Development Co., Inc. PETITION NO. 231  
PRESENT ZONING R-30 & R-80 PETITION FOR PO, GC & C

**TRAFFIC COMMENTS:**

<u>Street Name</u>	<u>Average Daily Trips</u>	<u>Classification</u>	<u>Minimum Right-of-Way Required</u>
<u>Mars Hill Road</u>	<u>Unavailable</u>	<u>Arterial</u>	<u>100'</u>
<u>Stilesboro Road</u>	<u>2,283</u>	<u>Arterial</u>	<u>100'</u>
<u>Burnt Hickory Road</u>	<u>Unavailable</u>	<u>Major Collector</u>	<u>80'</u>
<u>County Line Road</u>	<u>Unavailable</u>	<u>Minor Collector</u>	<u>60'</u>

**Additional Comments:** It is believed that the transportation system can support this development if it is carefully planned. The Cobb DOT needs to be closely involved in this process.

**Staff Recommendations:** It is recommended that the following areas be investigated:

- 1) Details of access and circulation plan: including planned roadway improvements.
- 2) Layout of residential street system. (residential traffic management)
- 3) Proposed office uses - specifics
- 4) Proposed commercial uses - specifics
- 5) Anticipated project phasing with schedule of planned roadway improvements
- 6) This is a residential recreation community - careful consideration must be given to parking facilities: golf cart crossings, etc.

It is recommended that a traffic study be conducted to aid in the process of planned development.

PRELIMINARY PLAN - PLANNED DEVELOPMENT 1

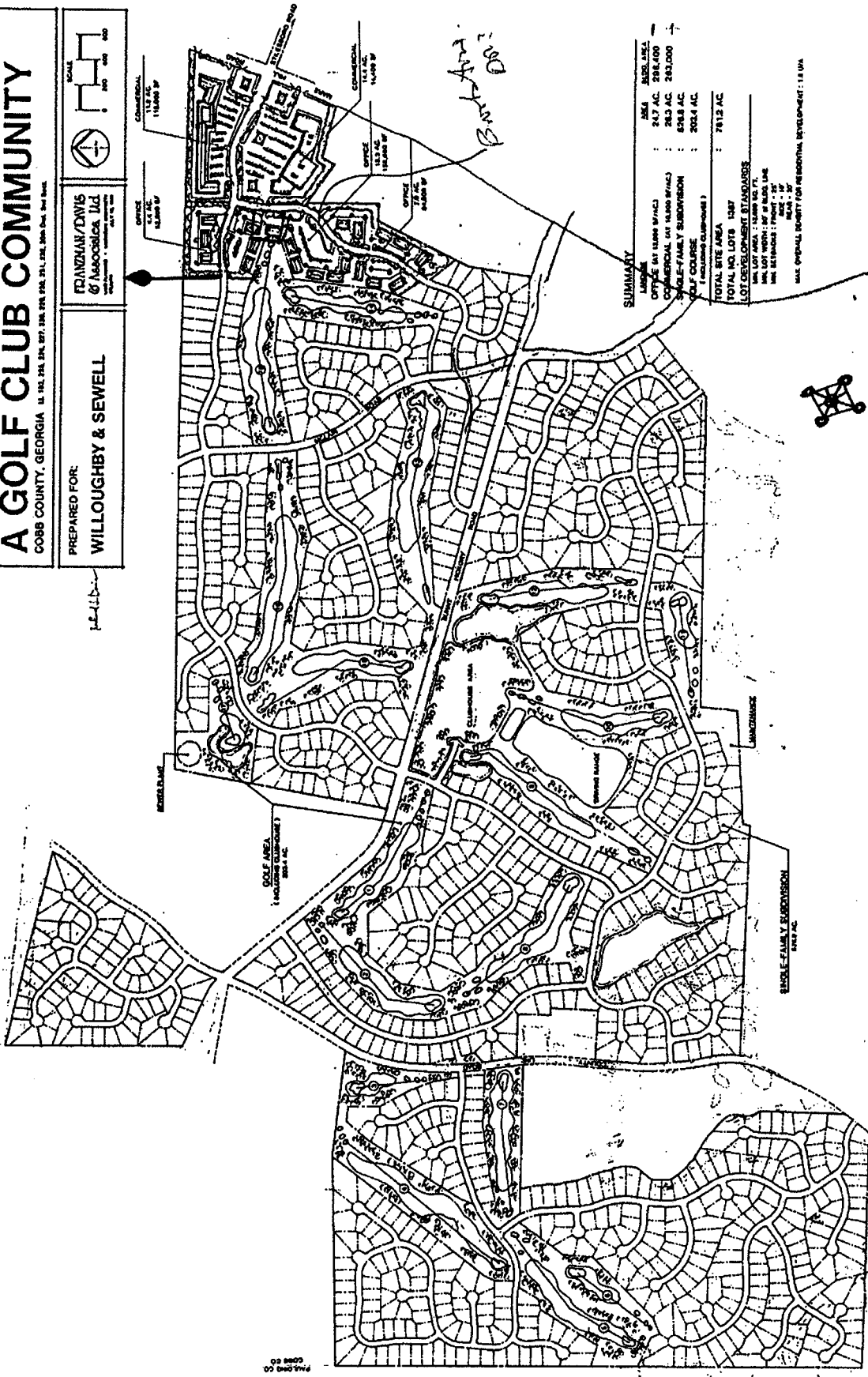
# A GOLF CLUB COMMUNITY

COBB COUNTY, GEORGIA U. S. 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

PREPARED FOR:

**WILLOUGHBY & SEWELL**

TEJANZHAN / DAVIS  
& MANSOURI, Ltd.



### SUMMARY

LAND AREA	AREA	SUBD. AREA
OFFICE (SIT. 15,000 S.F./AC)	24.7 AC.	238,400
COMMERCIAL (SIT. 15,000 S.F./AC)	26.3 AC.	252,000
SINGLE-FAMILY SUBDIVISION	876.8 AC.	
GOLF COURSE (INCLUDING CLUBHOUSE)	202.4 AC.	

TOTAL SITE AREA : 791.2 AC.

TOTAL NO. LOTS : 1287

LOT DEVELOPMENT STANDARDS

MIN. LOT AREA : 1,400 SQ. FT.

MIN. LOT WIDTH : 30' @ 100' L&L

MIN. SETBACKS : FRONT - 10'

REAR - 10'

SIDE - 5'

MAX. ORIGINAL DENSITY FOR RESIDENTIAL DEVELOPMENT : 1.8 U/A

PLANNED CO.