

**NOVEMBER 20, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 4

PURPOSE

To consider a site plan and stipulation amendment for GRIN Incorporated regarding rezoning application Z-197 of 2005 (Springhill Properties, LLC), for property located on the west side of Barrett Parkway, north of Dallas Highway in Land Lots 317 and 329 of the 20th District.

BACKGROUND

The subject property is zoned RSL for 41 non-supportive residential units. The applicant purchased this property out of foreclosure this past summer and would like to amend the site plan and a stipulation. The applicant has reworked the site plan to have only one road in the subdivision, whereas there were two roads before. By amending the plan in the fashion, the applicant reduces the amount of clearing and grading that must be done, which saves more trees. Additionally, the applicant will not have to put in as many retaining walls as the previous proposal. The stipulation the applicant is amending relates to the stipulated developer. Other Business Item #4 from August 2007 established Springhill Properties, LLC as the developer of record, and they are no longer involved with this property. If amended, GRIN Incorporated will be the stipulated developer of record replacing Springhill Properties, LLC in PLAN’s letter dated August 15, 2007. The applicant is aware of all the stipulations the property is subject to. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

4

Application for "Other Business" Cobb County, Georgia

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

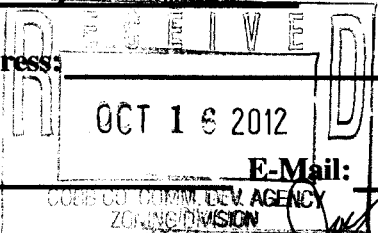
BOC Hearing Date Requested: 11-20-12

Applicant: GRIN INCORPORATED
LAMONA ADAMS (applicant's name printed) Phone #: 770 966 5235

Address: P.O. Box 128, Acworth, GA 30101 E-Mail: GRININC@bellsouth.net

Russell Davis Address: _____
(representative's name, printed)

[Signature] Phone #: _____ E-Mail: _____
(representative's signature)



Signed, sealed and delivered in presence of:

Simla Patel My commission expires: 05/16/2016
Notary Public

SIMLA PATEL
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires May 16, 2016

Titleholder(s): GRIN Incorporated
LAMONA ADAMS (property owner's name printed) Phone #: 404 863 0709

Address: P.O. Box 128, Acworth, GA 30101 E-Mail: GRININC@bellsouth.net

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Simla Patel My commission expires: 05/16/2016
Notary Public

SIMLA PATEL
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires May 16, 2016

Commission District: 1 Zoning Case: Z-197

Date of Zoning Decision: 4-18-06 Original Date of Hearing: 12-20-05

Location: 3392 Ernest Barrett PKY
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 329 District(s): 20

State specifically the need or reason(s) for Other Business: _____
Site plan amendment
Stipulation Amendment for developer.

(List or attach additional information if needed)

OB#4
Proposed single
family house

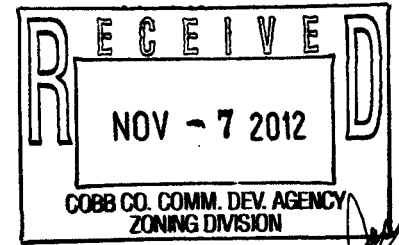
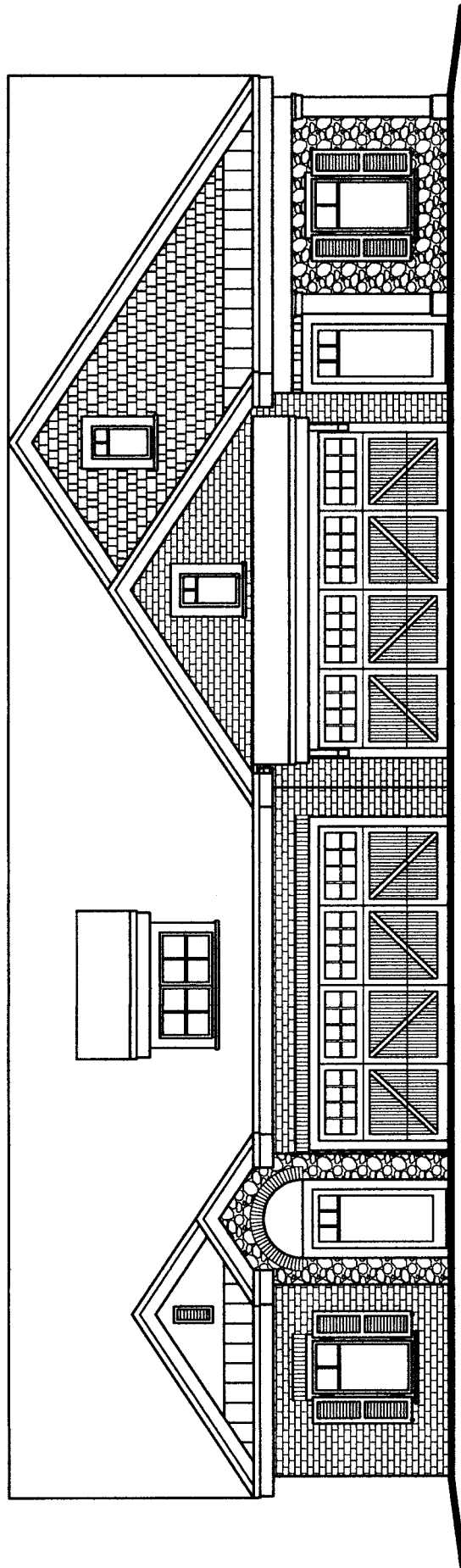


© 2012 AXIS ARCHITECTURE
1 FRONT ELEVATION 'A'
A-3.1 SCALE: 1/8" = 1'-0"

RECEIVED
NOV - 7 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[Signature]
12:30

O.B. #4
Proposed Duplex
Unit



1230

© 2012 AXIS ARCHITECTURE

2 DUPLEX FRONT ELEVATION 'A'

A-3.1 SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN

RUSSELL DAVIS & ASSOCIATES, INC.
 CIVIL ENGINEERING DESIGN
 4473 Sims Court
 Tucker, Georgia 30084
 (678) 935-2200 Tel
 (678) 278-8096 Fax

©Copyright 2012
 Russell Davis & Associates, Inc.
 This drawing is the property of Russell Davis & Associates, Inc. and shall not be used for any other project or for any other purpose without the written consent of Russell Davis & Associates, Inc.

| No. | Description/Revision | Date |
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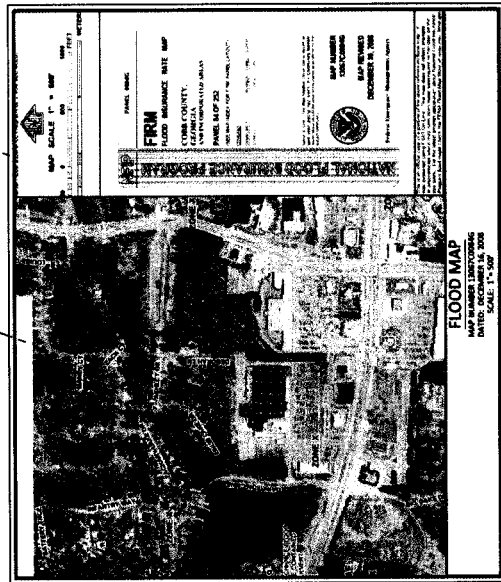
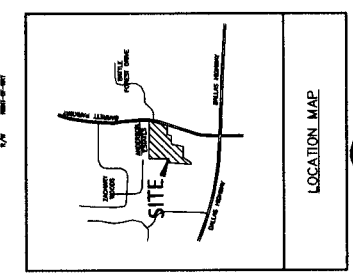
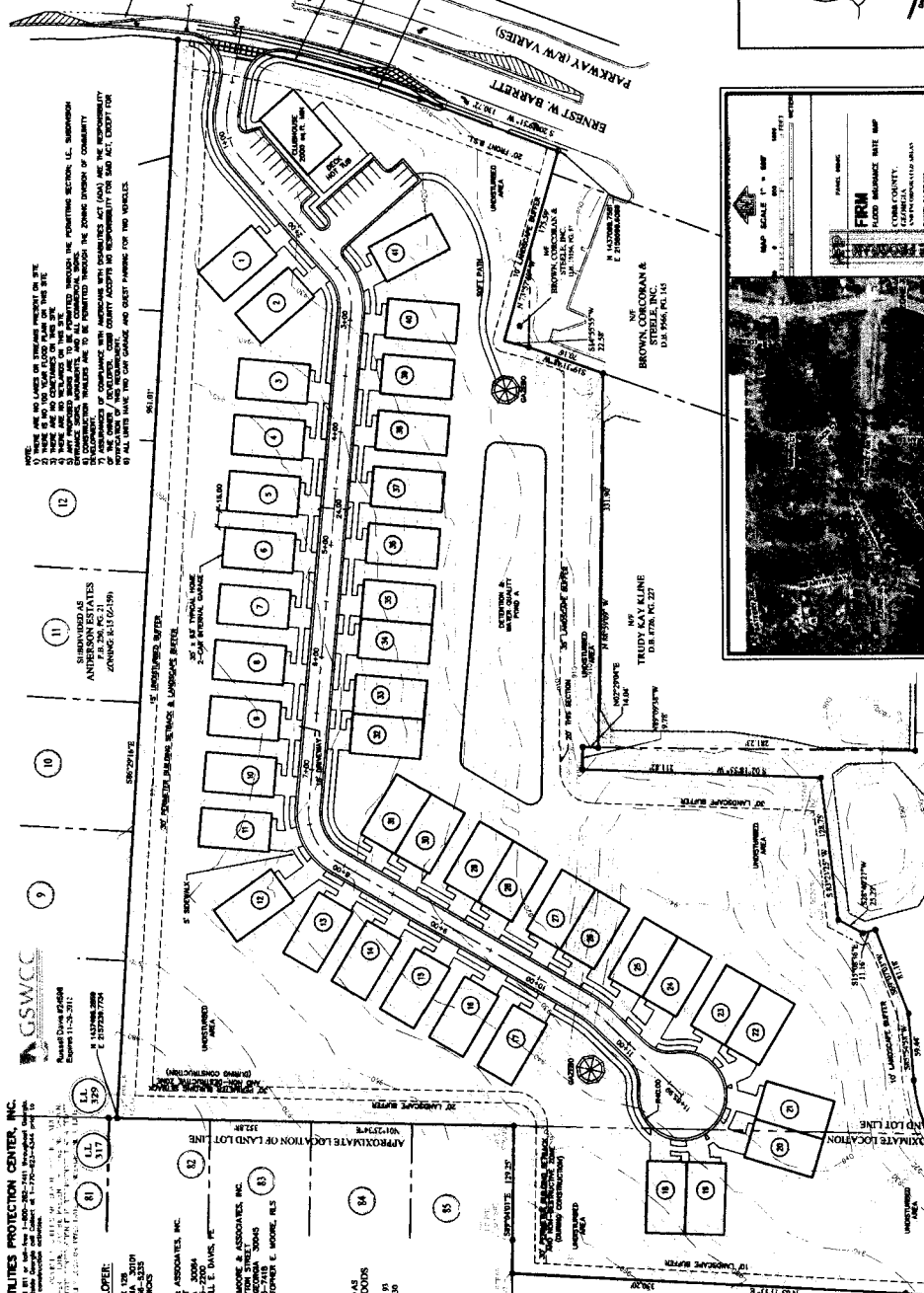
BARRETT PARKWAY SENIOR LIVING

PRELIMINARY PLAT

Sheet: D12005
 Date: 08/19/2012
 Scale: 1" = 50'

C1

OCT 19 2012
 COBB COUNTY AGENCY
 PLANNING DIVISION



EXISTING ZONING:
 RSL - non-supportive Residential Senior Living

FRONT B.S.L. = 20'
 PERMETER B.S.L. = 30'
 SIDE B.L.G. S.P. = 15'
 10' BUFFER ADJ. TO COMMERCIAL
 10' BUFFER ADJ. TO RESIDENTIAL

TOTAL NUMBER OF UNITS = 41
 ATTACHED HOMES = 18
 DETACHED HOMES = 23
 DENSITY = 3.60 UPHS/AC
 TOTAL SITE AREA = 11.4 ac

UTILITIES DEVELOPER:
 JOHN WIELAND HOMES, INC.
 28,099, NC 110
 FAYATVILLE, NC 27317
 PHONE: 703-969-3331
 CONTACT: DON WOOD

ENGINEERING & ASSOCIATES, INC.
 4473 SIMS COURT
 TUCKER, GA 30084
 PHONE: (770) 800-2200
 CONTACT: RUSSELL E. DAVIS, PE

SUBMITTER:
 ZACHARY WOODS
 UNIT II
 2201 N. WINDYBROOK DRIVE
 TAMPA, FL 33606
 CONTACT: CHRISTOPHER E. MOORE, PLS

APPROXIMATE LOCATION OF LAND LOT

APPROXIMATE LOCATION OF LAND LOT

UTLITIES PROTECTION CENTER, INC.
 4440 Peachtree Dunwoody Road
 Atlanta, GA 30319
 Phone: (770) 423-4342
 Fax: (770) 423-4343

GSWCC
 Gwinnett Service Wastewater Control Authority
 15050 Peachtree Dunwoody Road
 Atlanta, GA 30329
 Phone: (770) 423-4342
 Fax: (770) 423-4343

OWNER / DEVELOPER:
 JOHN WIELAND HOMES, INC.
 28,099, NC 110
 FAYATVILLE, NC 27317
 PHONE: 703-969-3331
 CONTACT: DON WOOD

Application for Rezoning

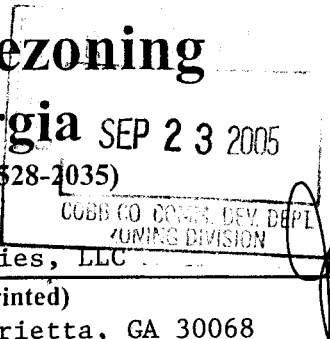
Cobb County, Georgia

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

Application No. z- 197

PC Hearing Date: 12/06/05

BOC Hearing Date: 12/20/05



Applicant Springhill Properties, LLC **Business Phone** 770/579-0999
(applicant's name printed)

Address P. O. Box 681476, Marietta, GA 30068 **Home Phone** _____
GARVIS L. SAMS, JR. 376 Powder Springs Street, Suite 100
SAMS, LARKIN & HUFF, LLP **Address** Marietta, GA 30064

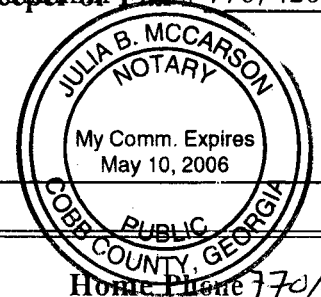
(representative's name, printed)

By: _____ **Business Phone** 770/422-7016 ~~Business~~ **Fax #** 770/426-6583
(representative's signature)
GARVIS L. SAMS, JR.

Signed, sealed and delivered in presence of:

Julia B. McCarson
Notary Public

My commission expires: _____



Titleholder Cecil R. Kersey and Hilda W. Kersey **Business Phone** _____ **Home Phone** 770/425-4029
(titleholder's name, printed)

Signature SEE ATTACHED **Address** 3392 Ernest W. Barrett Rkwy NW
(attach additional signature, if needed) Marietta, GA 30064-1802

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Zoning Request From R-20 **to** RSL
(present zoning) (proposed zoning)

For the Purpose of Active Adult Community **Size of Tract** 7.30 **Acre(s)**
(subdivision, restaurant, warehouse, apt., etc.)

Location West side of Barrett Parkway, North of Dallas Highway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 329 **District(s)** 20th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

SPRINGHILL PROPERTIES, LLC
By: _____ (applicant's signature)
GARVIS L. SAMS, JR., Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

By: _____ (applicant's signature)
GARVIS L. SAMS, JR., Attorney for Applicant

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-197

Hearing Dates:

Planning Commission: 12/06/05

Board of Commissioners: 12/20/05

Applicant: SPRINGHILL PROPERTIES, LLC

Titleholder: CECIL R. KERSEY and HILDA W. KERSEY

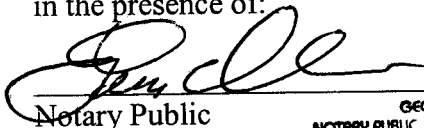
Signature: Cecil R. Kersey
CECIL R. KERSEY

Signature: Hilda M. Kersey
HILDA W. KERSEY
M

Address: 3392 Ernest W. Barrett Pkwy NW
Marietta, GA 30064-1802

Telephone No.: (770) 425-4029

Signed, sealed and delivered
in the presence of:



Notary Public

GEORGE O'NEIL
NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 3, 2006

Commission Expires: _____

(Notary Seal)

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-197

Hearing Dates:


Planning Commission: 12/06/05

Board of Commissioners: 12/20/05

Applicant: Spring Hill Properties, LLC

Titleholder: U. S. Retail Income Fund VIII-C, Limited Partnership
a Delaware limited Partnership

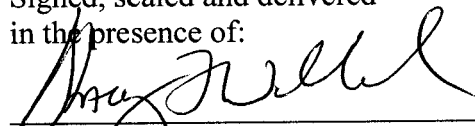
By: BVT Institutional Investments, Inc.,
a Georgia corporation, its general partner

By: 
Kip R. Marshall
Vice President

Address: 3350 Riverwood Parkway, Suite 1500
Atlanta, Georgia 30339

Telephone No.: (770) 618-3500

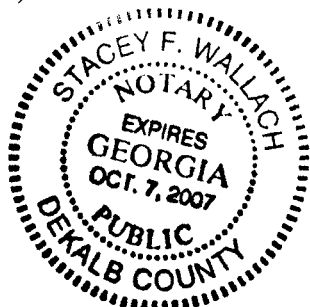
Signed, sealed and delivered
in the presence of:



Notary Public

Commission Expires: _____

(Notary Seal)



PAGE 4 OF _____

APPLICATION NO. Z-197

ORIGINAL DATE OF APPLICATION: 12-20-05

APPLICANTS NAME: SPRINGHILL PROPERTIES, LLC

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

BOC DECISION OF 12-20-05 ZONING HEARING:

SPRINGHILL PROPERTIES, LLC (Cecil R. and Hilda W. Kersey, owners) requesting Rezoning from **R-20, NRC** and **CRC** to **RSL** for the purpose of Senior Condominiums in Land Lot 329 of the 20th District. Located on the west side of Barrett Parkway at Battle Forest Drive. *(Held by the Planning Commission from their December 6, 2005 hearing; therefore was not considered at this hearing)*

PAGE 5 OF _____

APPLICATION NO. Z-197⁰⁵

ORIGINAL DATE OF APPLICATION: 12-20-05

APPLICANTS NAME: SPRINGHILL PROPERTIES, LLC

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

BOC DECISION OF 02-21-06 ZONING HEARING:

SPRINGHILL PROPERTIES, LLC (Cecil R. and Hilda W. Kersey, owners) requesting Rezoning from **R-20, NRC** and **CRC** to **RSL** for the purpose of Senior Condominiums in Land Lot 329 of the 20th District. Located on the west side of Barrett Parkway at Battle Forest Drive. *(Held by the Planning Commission from their December 6, 2005 and February 7, 2006 hearings; therefore was not considered at this hearing)*

PAGE 6 OF _____

APPLICATION NO. Z-197⁰⁵

ORIGINAL DATE OF APPLICATION: 12-20-05

APPLICANTS NAME: SPRINGHILL PROPERTIES, LLC

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

BOC DECISION OF 03-21-06 ZONING HEARING:

SPRINGHILL PROPERTIES, LLC (Cecil R. and Hilda W. Kersey, owners) requesting Rezoning from **R-20, NRC** and **CRC** to **RSL** for the purpose of Senior Condominiums in Land Lot 329 of the 20th District. Located on the west side of Barrett Parkway at Battle Forest Drive. *(Held by the Planning Commission from their December 6, 2005 and February 7, 2006 hearings and continued by Staff from the March 7, 2006 Planning Commission hearing; therefore, was not considered at this hearing)*

ORIGINAL DATE OF APPLICATION: 12-20-05APPLICANTS NAME: SPRINGFIELD PROPERTIES, LLC

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

BOC DECISION OF 04-18-06 ZONING HEARING:

SPRINGHILL PROPERTIES, LLC (Cecil R. and Hilda W. Kersey and U. S. Retail Income Fund VIII-C, Limited Partnership a Delaware Limited Partnership, owners) requesting Rezoning from **R-20, NRC** and **CRC** to **RSL** for the purpose of Senior Condominiums in Land Lot 329 of the 20th District. Located on the west side of Barrett Parkway at Battle Forest Drive.

MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to **approve** rezoning to the **RSL (Non-Supportive)** zoning district **subject to:**

- **revised site plan received in the Zoning Division February 24, 2006, subject to Plan Review, with final approval by the District Commissioner (copy attached and made a part of these minutes)**
- **maximum of 41 total units, with a maximum of 18 duplex units**
- **letter of agreeable stipulations from Mr. Parks Huff, dated February 24, 2006, not otherwise in conflict, with the following changes: (copy attached and made a part of these minutes)**
 - **Paragraph 5: Add sentence to read: “Interior sidewalks are to connect with street sidewalks along Barrett Parkway.”**
 - **Paragraph 8: Add sentence to read: “The forested appearance of the ridgeline along the northern property line will be preserved.”**
 - **Paragraph 10: Add to the end of the sentence: “and all senior qualifications in the RSL ordinance.”**
 - **Paragraph 11: Add to the end of the sentence: “and any rentals will have a minimum one-year term.”**
 - **Paragraph 12: Add sentence to read: “All deeds will contain a recital notifying purchasers that a day care facility adjoins the property.”**
 - **Paragraph 17: Add a sentence to read: “The buffer area along the road next to the day care facility will contain a vehicle safety berm or other barrier for protection of the children as approved by Cobb DOT.”**
- **no construction on slopes over thirty-five percent (35%)**
- **grading limited to pads, drives, and roadways**
- **thirty foot (30-foot) non-destructive buffer during construction only along property line adjacent to Zachary Woods Subdivision**
- **District Commissioner to approve minor modifications**
- **if Applicant has not begun the project (i.e. installation of curb and gutter) eighteen (18) months from the date of final approval by the Board of Commissioners, the property will revert to the previous zoning district**
- **Fire Department comments and recommendations**

PAGE 8 OF 13

APPLICATION NO. Z-197^{'05}

ORIGINAL DATE OF APPLICATION: 12-20-05

APPLICANTS NAME: SPRINGFIELD PROPERTIES, LLC

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

BOC DECISION OF 04-18-06 ZONING HEARING (CONTINUED):

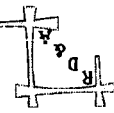
- **Historic Preservation comments**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations, *except inter-parcel access with the adjacent commercial property (restaurant) is not required***
- **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

RUSSELL DAVIS & ASSOCIATES, INC.

CIVIL ENGINEERING

2028 Luxura Court
Tucker, Georgia 30084
(770) 939-3964 tel
(770) 939-1950 fax
Residential & Commercial
Planning & Due Diligence
Water Quality Specialists



© Copyright, 2006
Russell Davis & Associates, Inc.

| No. | Revision/Issue | Date |
|-----|---------------------------|------|
| 3 | OWNER COMMENTS: 02-15-06 | |
| 2 | COUNTY COMMENTS: 01-30-06 | |
| 1 | OWNER COMMENTS: 10-17-05 | |

HILLSIDE
GREENS

LL 329.20th DIST
COBB COUNTY, GEORGIA

REZONING
PLAN

Project: D05019
Date: 09/15/2005
Scale: 1"=60'

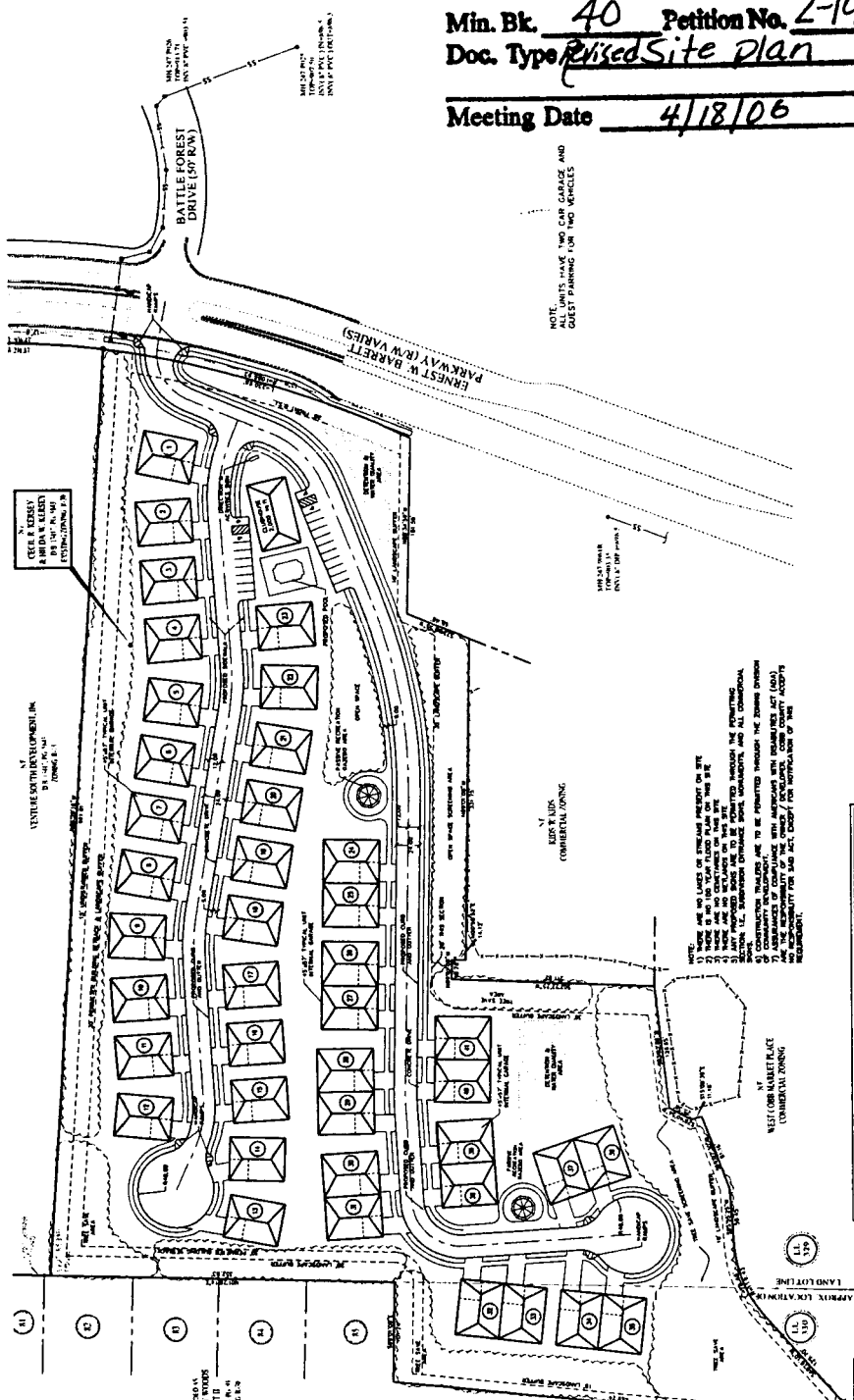
Min. Bk. 40 Petition No. Z-19705
Doc. Type Revised Site plan

Meeting Date 4/18/06

OWNER/DEVELOPER:
RUSSELL DAVIS & ASSOCIATES, INC.
2028 LUXURA COURT
TUCKER, GEORGIA 30084
PHONE: 770-939-3964
FAX: 770-939-1950
CONTACT: RUSSELL E. DAVIS, P.E.

ENGINEER:
RUSSELL DAVIS & ASSOCIATES, INC.
2028 LUXURA COURT
TUCKER, GEORGIA 30084
PHONE: 770-939-3964
FAX: 770-939-1950
CONTACT: RUSSELL E. DAVIS, P.E.

NOTE:
ALL UNITS HAVE TWO CAR GARAGE AND
GUEST PARKING FOR TWO VEHICLES



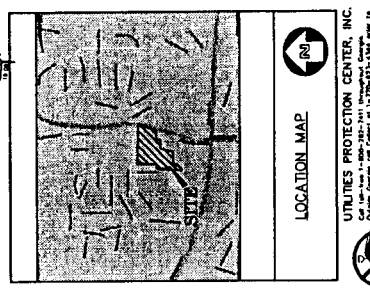
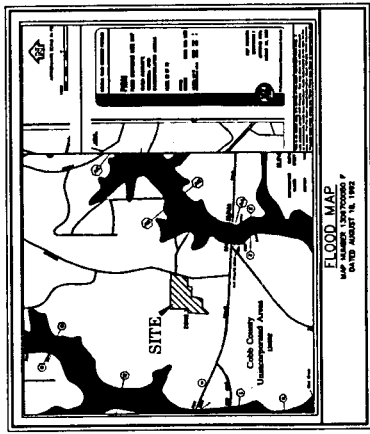
PROPOSED ZONING
RSL - non-supportive
Residential Senior Living

FRONT S.S.L. = 30'
FORMER S.S.L. = 30'
SIDE B.L.O.G. S.P. = 15'
30' BUFFER ADJ. TO RESIDENTIAL
10' BUFFER ADJ. TO COMMERCIAL

TOTAL NUMBER OF HOMES = 41
DETACHED HOMES = 23
DENSITY = 3.80 units/acre

TOTAL SITE AREA = 11.4 ac

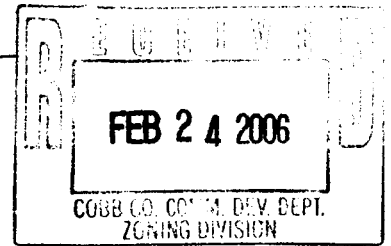
NOTE:
1) THERE ARE NO LINES ON STRIPES PRESENT ON SITE.
2) THERE ARE NO CONTROLS ON THE SITE.
3) THERE ARE NO SIGNAGE ON THE SITE.
4) THERE ARE NO SIGNAGE ON THE SITE.
5) THERE ARE NO SIGNAGE ON THE SITE.
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9) THERE ARE NO SIGNAGE ON THE SITE.
10) THERE ARE NO SIGNAGE ON THE SITE.

GRAPHIC SCALE
1" = 60'

FEB 24 2006

COURT CLERK'S OFFICE
ZONING DIVISION

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



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

Min. Bk. 40 Petition No. Z-19705
Doc. Type Letter of Agreeable
Stipulations
Meeting Date 4/18/06

*ALSO LICENSED TO PRACTICE
IN ALABAMA

February 24, 2006

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 Springhill Properties, LLC to Rezone a 11.4 Acre Tract from R-20, NRC and CRC to Residential Senior Living (RSL), Rezoning No. Z-197 of 2005

Dear John:

Springhill Properties, LLC proposes a residential senior living development close to the intersection of Ernest Barrett Parkway and Dallas Highway. The proposal is consistent with the purpose and intent of the RSL Zoning Ordinance by placing senior housing along traffic thoroughfares. The proposal is also consistent with the Cobb County Comprehensive Land Use Plan placing densities of up to 5 units per acre adjacent to and within activity centers.

Following is a list of agreeable stipulations that are based upon a revised site plan that is being submitted contemporaneously with this letter. These stipulations supercede all previously submitted stipulation letters.

1. The development will have 41 homes yielding a density of approximately 3.6 units per acre as depicted in the attached site plan with a revision date of February 15, 2006.
2. The craftsman style homes will have a minimum of 1,800 square feet.¹
3. The traditional architecture will use low maintenance quality materials including brick and stone. Any board siding will be a cement based siding product.
4. The development will include a 2,000 square foot climate controlled club house which will provide common recreation and meeting rooms for the development.

¹ It is anticipated that the price points of these homes will be \$350,000 and higher.

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
February 24, 2006
Page 2 of 3

5. The development will also have as part of its amenity package two gazebos and a passive recreation area adjacent to the clubhouse as shown on the revised site plan that is submitted contemporaneously with this letter. The development will have sidewalks on both sides of the interior streets to create a walking community.
6. All exterior landscaping shall be commonly maintained which will create a consistent and manicured landscaping throughout the development.
7. The site plan was developed to limit the amount of grading as much as possible. The northern street does not loop around to connect to the southern street so that the street can follow the existing grade as much as possible.
8. Along the entire frontage of Ernest Barrett Parkway there shall be a minimum of a five and half foot estate wall constructed with brick and stone. The developer shall also install landscaping in front of the wall and behind the wall along the entire Ernest Barrett Parkway road frontage. The landscape plan is subject to the review and approval of the District Commissioner with input from People Looking After Neighborhoods (PLAN).
9. The detention pond will shield any concrete structure with appropriate plantings to be approved by the County Arborist.
10. The project will be a deed restricted 55 year and older senior development consistent with the Federal Fair Housing Act.
11. The homes will be sold for owner-occupancy. Any future rentals will be limited to ten percent of the total project.
12. The developer recognizes that along the south and eastern property line the development abuts a Kids R Kids daycare facility. The developer acknowledges that the owner of the Kids R Kids daycare center intends on expanding the facility to accommodate more children and that there will always a large outdoor play area where children will be playing throughout daylight hours.
13. The applicant will comply with the recommendations of the Cobb County Department of Transportation (DOT) regarding lining up the access point with Battle Forest Drive and providing an appropriate deceleration lane. However, the applicant will not comply with the request to provide interparcel access with the commercial restaurant to the south. The applicant will work with the Cobb County DOT and the Battle Forest Subdivision in order to make improvements to the intersection to make it safer. The applicant will donate sufficient right-of-way along Ernest Barrett Parkway for the proposed expansion of Ernest Barrett Parkway. Additionally, the sidewalks, hardscaping and permanent landscaping will be installed so as to accommodate the expanded right of way.

Petition No. 2-19705
Meeting Date 4/18/06
Continued

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
February 24, 2006
Page 3 of 3

14. The applicant shall provide twenty parking spaces around the clubhouse for visitor parking and for use of the recreation facility.
15. The internal streets shall be private and there shall be a master water meter for the entire development.
16. No half-way houses will be allowed under any circumstances.
17. There shall be a minimum of a 35 foot landscaped buffer on the north line of the Kids R Kids property (except the 20 foot buffer as noted on the attached site plan) and a 30 foot landscaping buffer along the western boundary of Kids R Kids property, again as shown on the revised site plan.

Please contact me if you need any additional information regarding the proposed residential senior living center.

Sincerely,

SAMS, LARKIN & HUFF, LLP

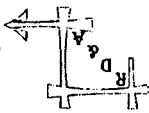


Parks F. Huff
phuff@samslarkinhuff.com

PFH/klk
Enclosure

- cc: Cobb County Board of Commissioners – via hand delivery
Cobb County Planning Commission Members
Sandra Richardson, Deputy County Clerk – via hand delivery
Gail Huff, Assistant County Clerk – via hand delivery
Denise Rose, President PLAN
Mr. Eddie Francis, Springhill Properties, LLC
Kelli Gambrill, PLAN
Debbie Renee, Battle Forest HOA
Marty Nixon, Kids R Kids

RUSSELL DAVIS & ASSOCIATES, INC.
 CIVIL ENGINEERING
 2028 Luxuria Court
 Tucker, Georgia 30084
 (770) 939-3961 tel
 (770) 939-1930 fax
 Residential & Commercial
 Planning & Due Diligence
 Water Quality Specialists



| No. | Revised/Issue | Date |
|-----|-----------------|----------|
| 3 | OWNER COMMENTS | 02-15-06 |
| 2 | COUNTY COMMENTS | 11-30-05 |
| 1 | OWNER COMMENTS | 10-17-05 |

HILLSIDE GREENS
 11,325,268 sq. ft. DISTRICT
 CORN COUNTY, GEORGIA

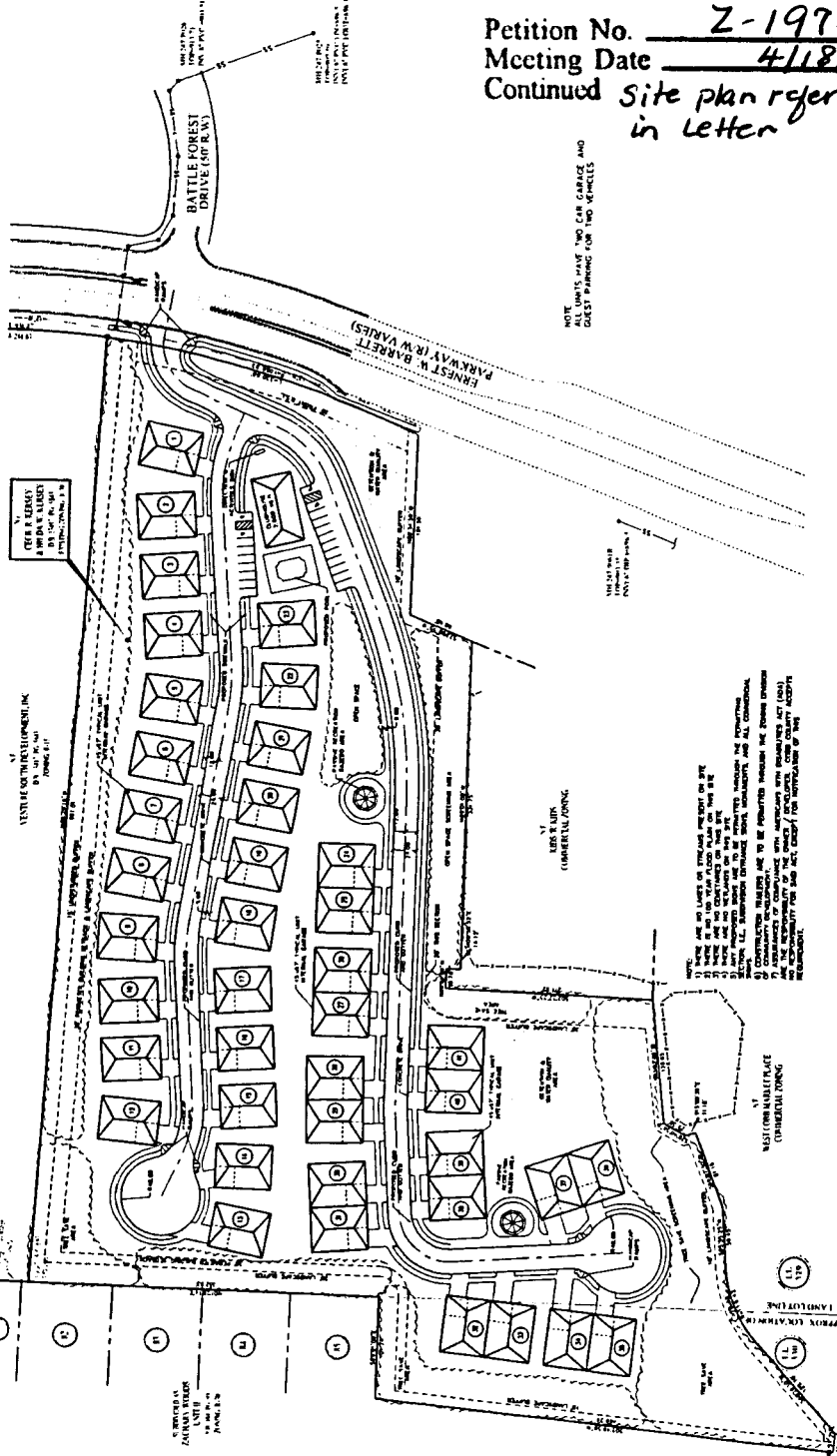
REZONING PLAN

005019
 09/15/2005
 1"=60'
 C1

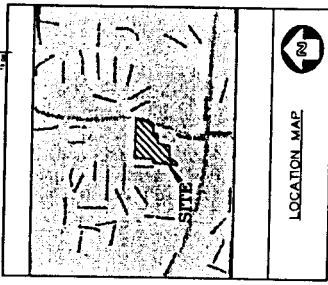
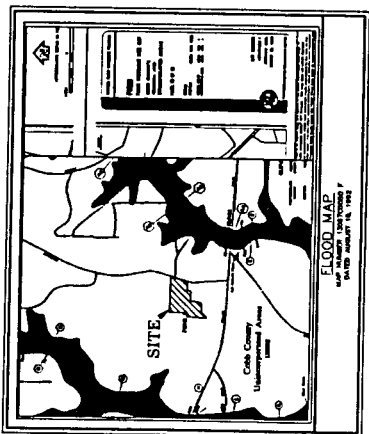
Petition No. 2-19705
 Meeting Date 4/18/06
 Continued *Site plan referenced in letter*

PAGE 13 OF 13

OWNER/DEVELOPER
 RUSSELL DAVIS & ASSOCIATES, INC.
 2028 LUXURIA COURT
 TUCKER, GEORGIA 30084
 PHONE: 770-939-3961
 CONTACT: RUSSELL E. DAVIS, P.E.



PROPOSED ZONING
 RSL - non-supportive Residential Senior Living
 FRONT B.S.L. = 20'
 PERMETER B.S.L. = 30'
 SIDE B.L.D.G. S.P. = 15'
 50' BUFFER AHEAD TO RESIDENTIAL
 10' BUFFER AHEAD TO COMMERCIAL
 TOTAL NUMBER OF HOMES = 41
 ATTACHED HOMES = 19
 DETACHED HOMES = 22
 DENSITY = 3.80 units/acre
 TOTAL SITE AREA = 11.4 ac



UTILITIES PROTECTION CENTER, INC.
 1000 W. 10th Street, Suite 100
 Marietta, Georgia 30066
 Phone: 770-426-1111
 Fax: 770-426-1112
 Website: www.upcenter.com

FEB 24 2006

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ORIGINAL DATE OF APPLICATION: 12-20-05APPLICANTS NAME: SPRINGHILL PROPERTIES, LLC

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

BOC DECISION OF 08-21-07 ZONING HEARING:

**OTHER BUSINESS ITEM #4 – TO CONSIDER A STIPULATION AMENDMENT
REGARDING Z-197 (SPRINGHILL PROPERTIES, LLC) OF DECEMBER 20,
2005**

To consider a stipulation amendment regarding Z-197 (SPRINGHILL PROPERTIES, LLC) of December 20, 2005, for property located in Land Lot 329 of the 20th District on the west side of Barrett Parkway at Battle Forest Drive.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend stipulation to regarding reversionary clause. The Board, by general consensus, found this to be a minor request. There was no public comment. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** Other Business Item #4 for stipulation amendment regarding application Z-197 (SPRINGHILL PROPERTIES, LLC) of December 20, 2005, for property located in Land Lot 329 of the 20th District on the west side of Barrett Parkway at Battle Forest Drive, **subject to:**

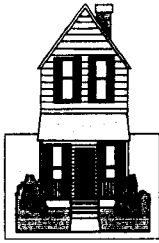
- **letter submitted by People Looking After Neighborhoods, Inc. dated August 15, 2007 (attached and made a part of these minutes)**
- **all other previous zoning stipulations and conditions not in conflict to remain in effect**

VOTE: **ADOPTED** unanimously

People Looking After Neighborhoods, Inc.

P.O. Box 1972, Marietta, GA 30061
www.peoplelookingafterneighborhoods.com

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2-197 of 2005

Min. Bk. 52 Petition No. O.B. #4
Doc. Type letter from P.L.A.N.

Meeting Date August 21, 2007

August 15, 2007

TO: Commissioners Helen Goreham, Annette Kesting, Tim Lee, Joe Lee Thompson &
Chairman Sams Olens

RE: Other Business - Z-197 (2005) Stip Change

PLAN would agree to allowing Springhill Properties, LLC to remove the timeframe for construction with the conditions that;

"If Springhill Properties, LLC does not develop the property per the agreed upon stipulations and site plan presented at the Board of Commissioners Hearing on April 18, 2006 and approved by the Board of Commissioners on that date, then the property shall revert to the original zoning classification. The property would also revert to the original zoning classification if the property were to be sold to another developer unless the stipulations approved by the Board of Commissioners on April 18, 2006 were to be made a part of the purchase agreement.

Sincerely,

Denise Rose (President)
Keli Gambrill (Vice President)