

**FEBRUARY 19, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 3

PURPOSE

To consider a site plan amendment for Terry Abney on behalf of the Centennial Commons Homeowners Association regarding rezoning application Z-73 and Z-135 of 2000 (Patricia Lane and Old Woodstock, LLC), for property located at the southeasterly intersection of Woodstock Road and Centennial Commons Drive in Land Lot 1270 of the 21st District.

BACKGROUND

The subject property was zoned site plan specific to RA-5 for a 116+ acre subdivision in 2000. This particular amendment is directed towards the amenity area. The homeowners association would like to renovate and update the amenity area. The renovation plan includes relocating a playground, adding a storage room to the clubhouse, adding a 22' x 56' patio, and adding lights to the tennis courts and to the playground. After the improvements, the impervious surface will be 33.4%, which is below the maximum of 40% impervious surface. 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 amendment.

ATTACHMENTS

Other Business application, proposed site plan and zoning stipulations.

Application for "Other Business"

#3 of 4

Cobb County, Georgia

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

COBB COUNTY GEORGIA

FILED IN OFFICE

BOC Hearing Date Requested: 2/19/13

2013 JAN 11 AM 8:23

Applicant: Terry Abney - Abney Dev. Services
(applicant's name printed) Phone #: 770.426.8383

Address: 3286 Lark Haven Dr E-Mail: Terryabney86@comcast.net

TA

- Same Address: Same
(representative's name, printed)

Terry Abney Phone #: 770.426.8383 E-Mail: same
(representative's signature)

Signed, sealed and delivered in presence of:

Anjana Paul

Anjana Paul
Notary Public
Cobb County, Georgia
My Commission Expires
March 30, 2015

Notary Public 01-10-13 expires: March 30, 2015

Titleholder(s): Centennial Commons HOA Phone #: 770-485-1610
(property owner's name printed)

Address: 5071 Centennial Commons Dr, Acworth 30102 E-Mail: RCW1005@aol.com

Rolant C Weber
(Property owner's signature) PRESIDENT, Centennial Commons HOA
for Centennial Commons HOA

Rania Salman
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires Jul 12, 2015

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 7-12-15
Notary Public

Commission District: 3 Zoning Case: Z-135 of 2000

Date of Zoning Decision: 7/16/02 Original Date of Hearing: 6/20/2000 & 12/19/2000

Location: 5071 Centennial Commons Dr, Acworth, GA 30102
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 14, 1269 & 1270 District(s): 20 & 21

State specifically the need or reason(s) for Other Business:
Amend Site Plan to add 22'x56' patio
* Storage Room, Playground & lighting

(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 11-21-00

APPLICANTS NAME: OLD WOODSTOCK, LLC

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

*cc. Cobb County
1/11/13
Terry Abney*

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BOC DECISION OF 07-16-02 ZONING HEARING:

OTHER BUSINESS ITEM #8 - TO CONSIDER A SITE PLAN AND STIPULATION AMENDMENT FOR CENTENNIAL COMMONS REGARDING Z-73 (PATRICIA LANE) OF JUNE 20, 2000 AND Z-135 (OLD WOODSTOCK, LLC) OF DECEMBER 19, 2000

To consider a site plan and stipulation amendment for Centennial Commons regarding Z-73 (Patricia Lane) of June 20, 2000 and Z-135 (Old Woodstock, LLC) of December 19, 2000, for property located on the northeast side of I-75; the east side of Old Woodstock Road in Land Lots 14 of the 20th District and 1269 and 1270 of the 21st District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan and stipulation amendments. Following presentation and discussion, the following motion was made:

MOTION: Motion by Askea, second by W. Thompson, to **approve** site plan and stipulation amendments to the amenity area for Centennial Commons regarding Z-73 (Patricia Lane) of June 20, 2000 and Z-135 (Old Woodstock, LLC) of December 19, 2000, for property located on the northeast side of I-75; the east side of Old Woodstock Road in Land Lots 14 of the 20th District and 1269 and 1270 of the 21st District **subject to:**

- request letter from Mr. John Moore dated June 27, 2002 to include referenced site plan (copy of letter and site plan attached and made a part of these minutes)
- all other previously approved conditions and stipulations shall remain in effect

VOTE: **ADOPTED** unanimously

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

MAIN OFFICE
POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 592-9039
TELECOPIER (865) 592-9071

AMY K WEBER
BRYAN C MAHAFFEY
COURTNEY M MOORE
KIM A BRANHAM
BART W REED
TARA C RIDDLE
JOSHUA M BOOTH***
JEREMY A DANTIN
KELLI L CROSS
C LEE DAVIS
TANYA L CROSSE***
ROBERT W BROWN**

JASON L FOSS
JAMES S WIDENER
VICTOR P VALMUS
JASON C FISHER
NATHANIEL F HANFORD

*** ALSO ADMITTED IN TN
*** ALSO ADMITTED IN NC
*** ALSO ADMITTED IN GA
*** ADMITTED ONLY IN TN
*** ALSO ADMITTED IN AL

WRITER'S DIRECT
DIAL NUMBER

JOHN H MOORE
STEPHEN C STEELE
WILLIAM R JOHNSON
ROBERT D INGRAM
J BRIAN O'NEIL
G PHILLIP BEGGI
ELDON L BASHAM
MATTHEW J HORN
JEREC SMITH
CLAYTON O CARLACK
KEVIN B CARLOCK
ALEXANDER T CALOWAY III
J KEVIN MOORE

SUSAN S STUART
ROONEY A MCCOLLOCH
DANIEL A LANDIS*
BRIAN D SMITH
HARRY R TEAR III
W TROY HART
JEFFREY A DARE
MELISSA W GILBERT
TIMOTHY W BAILEY
JOYCE W HARPER
THOMAS L SCHAEFER***
PATRICK O DOOSON***
JONATHAN M PETCU

June 27, 2002

JUN 27 2002

Hand Delivered

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Min. Bk. 20 Petition No. Z-73 6/20/00
Doc. Type Request letter and Z-135 12/19/00
Meeting Date July 16, 2002

RE: Application for Site Plan and Stipulation Amendment

Application Nos.: Z-73 (2000); Z-135 (2000)

Applicant/Developer: Old Woodstock, LLC

Property: Property developed as

Centennial Commons and being located on the easterly side of Woodstock Road, southerly of Cobb/Cherokee County line, including Land Lots 1269 and 1270, 21st District, 2nd Section, Cobb County, Georgia

Dear Mark:

On or about June 20, 2000, the undersigned and this firm represented Robert Harris Homes, Inc. in Application for Rezoning No. Z-73 (2000) with respect to 95.7 acres, more or less, for development of a single-family residential community. Additionally, on or about December 19, 2000, the undersigned and this firm represented Old Woodstock, LLC in Application for Rezoning No. Z-135 (2000), as to 19.79 acres for another phase of the proposed development. (The collective property for the Centennial Commons development shall hereinafter be referred to as the "Property" or the "Subject Property"). At the final Zoning Hearing, the Board of Commissioners rezoned the Subject Property to

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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the RA-5 zoning classification pursuant to certain zoning conditions and stipulations set forth in our letter of agreeable stipulations and conditions dated December 1, 2000, from this firm as well as the official minutes of the Board of Commissioners dated December 19, 2000.

During the development of the residential community, a minor adjustment to the amenity area has become necessary. Therefore, Old Woodstock, LLC, the developer of the residential community, submits the following revisions to the site plan and stipulations approved on December 19, 2000:

- (1) Developer seeks an amendment to paragraph 12 of the December 1, 2000, letter of agreeable stipulations and conditions by reducing the number of tennis courts within the amenity area from three (3) to two (2) tennis courts and constructing a children's playground area on the portion of the amenity area previously reserved for the third tennis court; all as more particularly shown and reflected on the Recreation Site Plan dated May 30, 2002, prepared for Centennial Commons by Bilson & Associates submitted contemporaneously herewith.
- (2) All other provisions, stipulations, and conditions contained within the official minutes of the June 20, 2000, and the December 19, 2000, Board of Commissioners Zoning Hearings and applicable letters of agreeable stipulations and conditions imposed upon the Subject Property as a result of Application Nos. Z-73 (2000) and Z-135 (2000), as well as any other subsequent amendments applicable to the Subject Property or the proposed overall residential community, shall remain otherwise unaffected by the amendments requested herein.

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
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June 27, 2002

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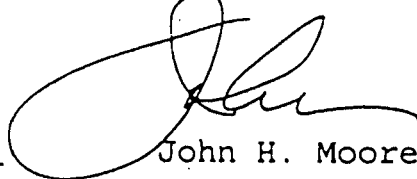
We respectfully request this application for site plan and stipulation amendment be placed on the Board of Commissioners' "Other Business Agenda" for the scheduled Zoning Hearing on July 16, 2002.

We further believe the amendment requested herein as well as the previous minutes and stipulations placed upon the Subject Property are appropriate and will provide an enhancement to the residential community while again taking into consideration the direction of the Board of Commissioners and zoning staff in approving the development. Thank you for your consideration in this request. We look forward to confirmation of the addition of this item to the June 18, 2002, Zoning Hearing agenda and notification for the requisite posting of the Subject Property.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Enclosures

c: Cobb County Board of Commissioners:
Joe L. Thompson, Interim Chairman
George Woody Thompson, Jr.
William L. Askea
Scott Chadwick
(With Copy of Enclosure)

Ms. Hilda W. Towery
Bells Ferry Civic Association
(With Copy of Enclosure)

