

Year 2012 Form
(Site Plan Amendment)
Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035) **BOC Hearing Date Requested:** 09/17/2013

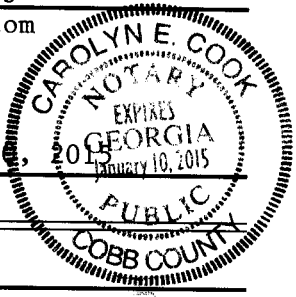
Applicant: Brooks Chadwick Capital, LLC **Phone #:** (404) 281-4554
(applicant's name printed)

Address: Suite 230, 255 Village Parkway, Marietta, GA 30067 **E-Mail:** todd@brooks Chadwick.com

Moore Ingram Johnson & Steele, LLP
John H. Moore **Address:** Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] **Phone #:** (770) 429-1499 **E-Mail:** jmoore@mij.s.com
(representative's signature) Georgia Bar No. 519800 w7@mij.s.com

Signed, sealed and delivered in presence of:
[Signature] **My commission expires:** January 10, 2015
Notary Public



Titleholder(s): Kenneth H. Young and Jenny Lee Young **Phone #:** _____
(property owner's name printed)

Address: 3812 Rock Ivy Trail, Roswell, GA 30075 **E-Mail:** _____

See Attached Exhibit "A" for Titleholders' Signatures
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public **My commission expires:** _____

COBB COUNTY ZONING DIVISION
2013 AUG 13 PM 4:22
COBB COUNTY GEORGIA
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Commission District: 3 (Birrell) **Zoning Case:** Z-95 (1997)

Date of Zoning Decision: 08/19/1997 **Original Date of Hearing:** 08/19/1997

Location: Northeasterly side of Childers Road and at the current end of Huntridge Drive
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 48 **District(s):** 1st

State specifically the need or reason(s) for Other Business: _____
See Exhibit "B" attached hereto and incorporated herein by reference.

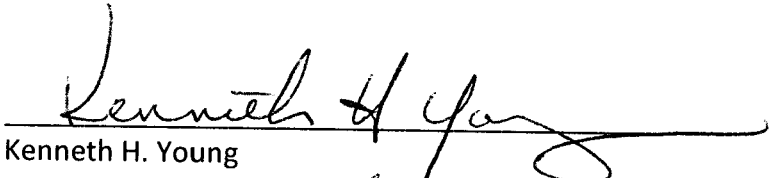
(List or attach additional information if needed)


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

Application No.: Z-95 (1997)
Original Hearing Date: August 19, 1997
Date of Zoning Decision: August 19, 1997
Current Hearing Date: September 17, 2013

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Brooks Chadwick Capital, LLC
Titleholders: Kenneth H. Young and Jenny Lee Young

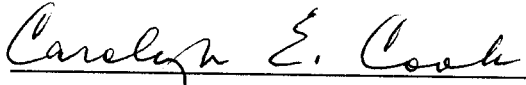

Kenneth H. Young


Jenny Lee Young

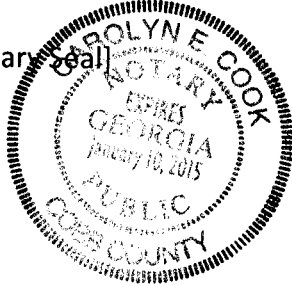
Address: 3812 Rock Ivy Trail
Roswell, Georgia 30075

Telephone No.: () _____

Signed, sealed, and delivered in the presence of:


Notary Public
Commission Expires: 01-10-2015

[Notary Seal]



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(SITE PLAN AMENDMENT)

Application No.: Z-95 (1997)
Original Hearing Date: August 19, 1997
Date of Zoning Decision: August 19, 1997
Current Hearing Date: September 17, 2013

Applicant: Brooks Chadwick Capital, LLC
Titleholders: Kenneth H. Young and Jenny Lee Young

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

On August 19, 1997, the Cobb County Board of Commissioners approved rezoning of a tract of 57.8 acre tract of property located on the northwesterly side of Childers Road, west of Hampstead Lane and east of Huntridge Drive to the Planned Residential District ("PRD") zoning classification. The property which is the subject of this Application for "Other Business" is a portion of this rezoned property, being 19.6 acres, located in Land Lots 48, 1st District, 2nd Section, Cobb County, Georgia, and being proposed Unit III of Old Ivy Subdivision ("Property" or "Subject Property"). The original approval by the Cobb County Board of Commissioners referenced development would be as reflected on a revised site plan which was attached and made a part of the final Minutes approving rezoning (a copy of said site plan being attached hereto as Exhibit "1" and incorporated herein by reference; as well as, being made a part of the overall Application for "Other Business").

The Applicant and Property Owners, by and through this Application for "Other Business," request an amendment to the previously approved site plan related to the overall development which will be specific only as to the Subject Property, as follows:

- (1) Applicant seeks approval of the Site Plan submitted with this Application for "Other Business," same being dated July 16, 2013, prepared for Applicant by Centerline Surveying Systems, Inc. which seeks approval of the revised lot layout for development of the Subject Property. A reduced copy of the Site Plan is attached hereto as Exhibit "2" and incorporated herein by reference.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on August 19, 1997, in Application No. Z-95 (1997), are unaltered and unchanged by this request for site plan amendment.

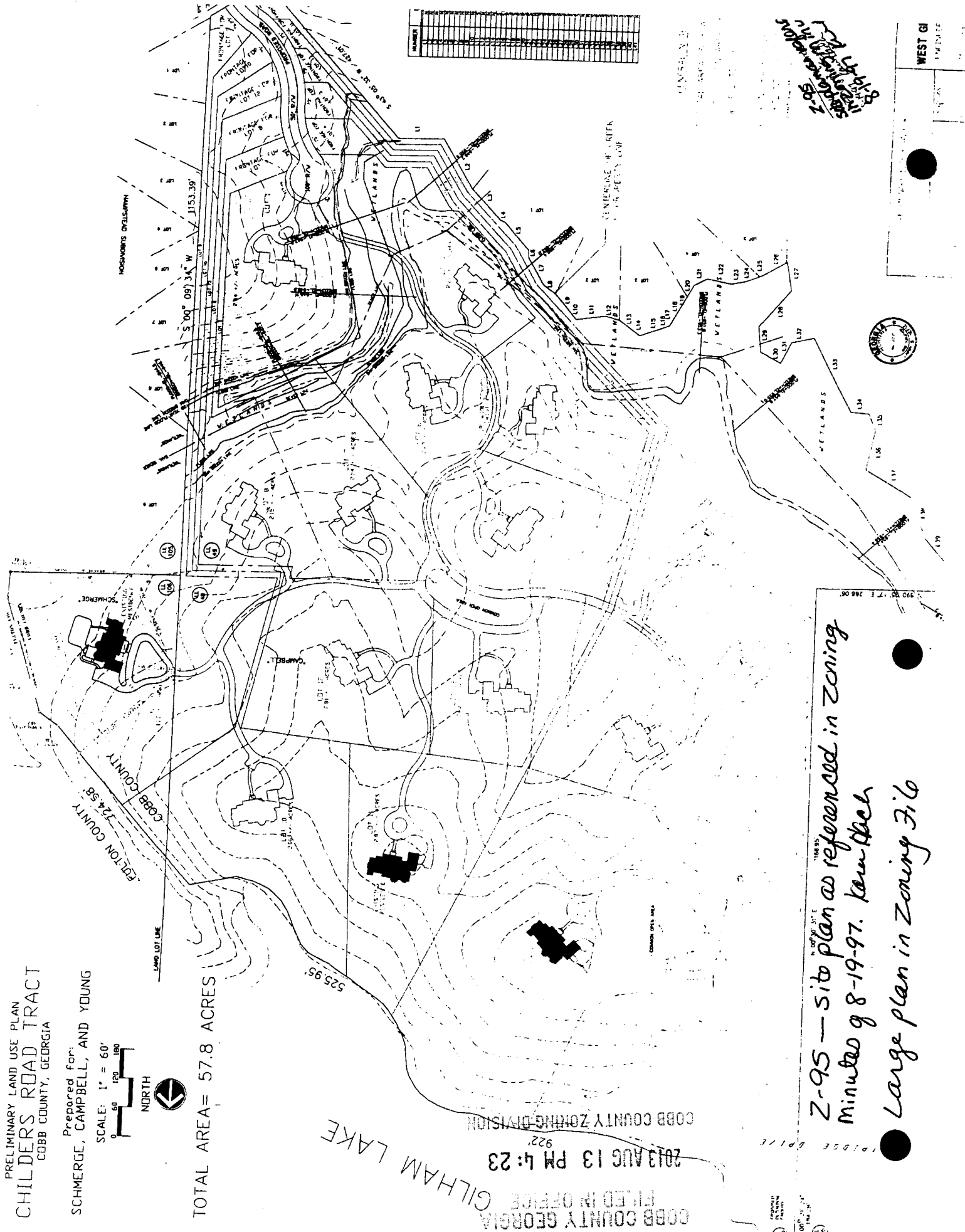
The proposed amendment of the Site Plan presented herein in no way adversely impacts or affects the quality of the overall development approved in the original rezoning of the Subject Property. If the requested amendment is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the proposed development of the Subject Property.

PRELIMINARY LAND USE PLAN
CHILDERS ROAD TRACT
 COBB COUNTY, GEORGIA

Prepared for:
SCHMERGE, CAMPBELL, AND YOUNG

SCALE: 1" = 60'
 0 60 120 180
 NORTH

TOTAL AREA = 57.8 ACRES



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COBB COUNTY GEORGIA
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 2013 AUG 13 PM 4: 23
 COBB COUNTY ZONING DIVISION
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Handwritten notes:
 Z-95 - site plan as referenced in zoning
 minutes of 8-19-97. know the
 Large plan in zoning file



APPLICANT
 BROOKS CHADWICK CAPITAL
 255 VILLAGE PARKWAY, SUITE 230
 MARIETTA, GEORGIA 30067

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	290.00'	33.84'	33.82'	S53°22'33"E
C2	50.00'	42.10'	40.66'	S20°18'18"E
C3	200.00'	98.01'	98.00'	N80°23'02"W
C4	300.00'	150.37'	150.14'	N81°02'54"W
C5	300.00'	50.27'	50.21'	N88°25'33"W

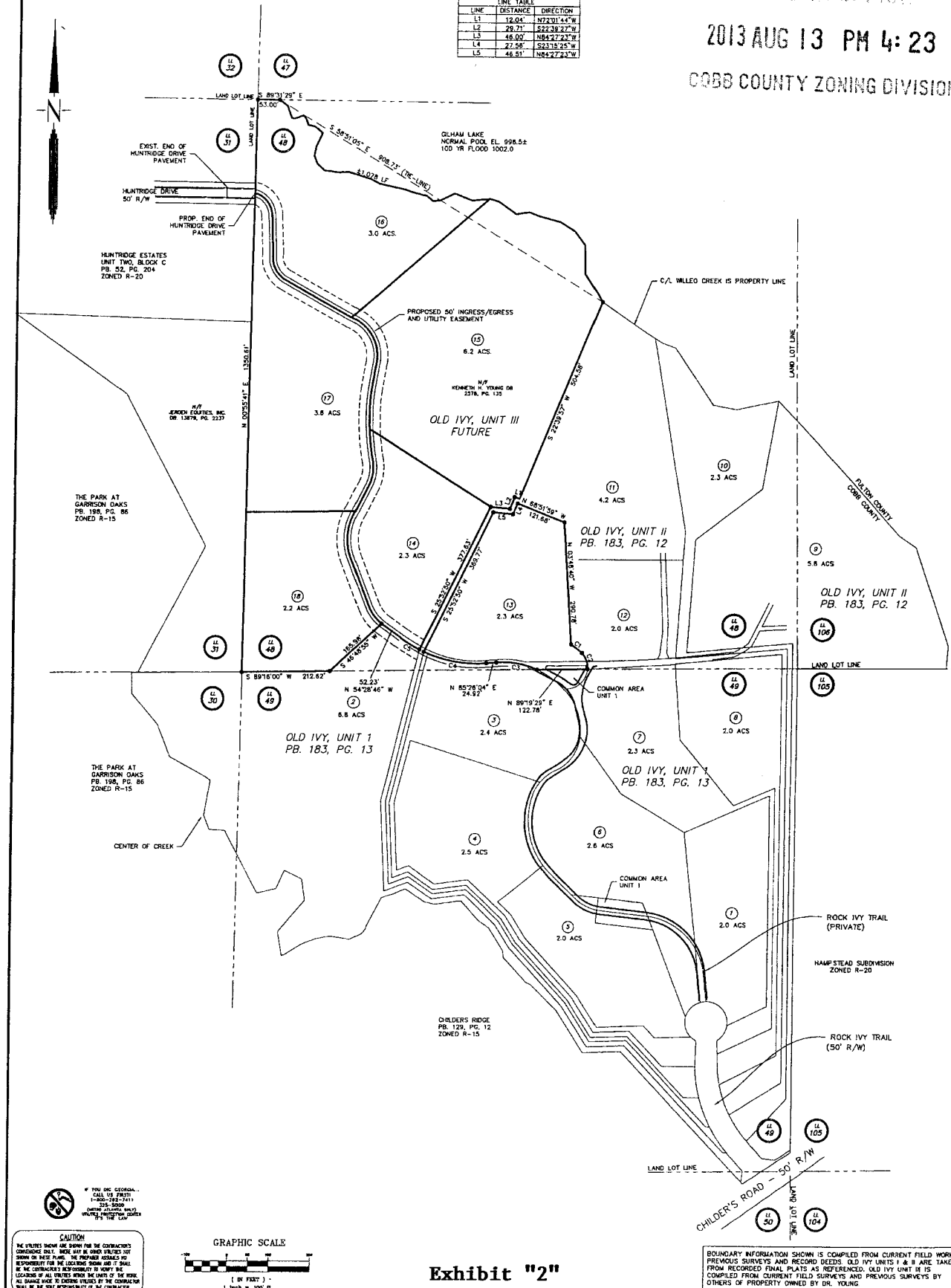
LINE	DISTANCE	DIRECTION
L1	12.04'	N72°01'44"W
L2	29.71'	S22°38'27"W
L3	46.00'	N84°27'23"W
L4	27.58'	S23°15'25"W
L5	46.91'	N84°27'23"W

NO PORTION OF THE PROPERTY LOCATED WITHIN
 UNIT III IS WITHIN A FEMA 100 YEAR FLOOD ZONE
 ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0066 G
 COMMUNITY NUMBER 130052, DATED: DEC. 16, 2008.

COBB COUNTY, GEORGIA
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COBB COUNTY ZONING DIVISION



IF YOU ARE GEORGIA...
 CALL US FIRST!
 1-800-782-7411
 770-424-2389
 CENTERLINE SURVEYING SYSTEMS, INC.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144

CAUTION
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED HEREIN IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF THE WORK. ALL SHOWN MADE IN CONFORMANCE WITH THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

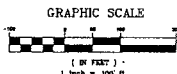


Exhibit "2"

BOUNDARY INFORMATION SHOWN IS COMPILED FROM CURRENT FIELD WORK, PREVIOUS SURVEYS AND RECORD DEEDS. OLD IVY UNITS I & II ARE TAKEN FROM RECORDED FINAL PLATS AS REFERENCED. OLD IVY UNIT III IS COMPILED FROM CURRENT FIELD SURVEYS AND PREVIOUS SURVEYS BY OTHERS OF PROPERTY OWNED BY DR. YOUNG

NO.	DATE	REVISION DESCRIPTION	BY
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SITE PLAN REVISION FOR:
 BROOKS CHADWICK CAPITAL
 BEING KNOWN AS OLD IVY FUTURE UNIT 3
 LOCATED IN LAND LOT 418
 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2389

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

**OVERALL SITE PLAN APPROVED BY
BOARD OF COMMISSIONERS PURSUANT
TO APPLICATION FOR REZONING –
AUGUST 19, 1997**

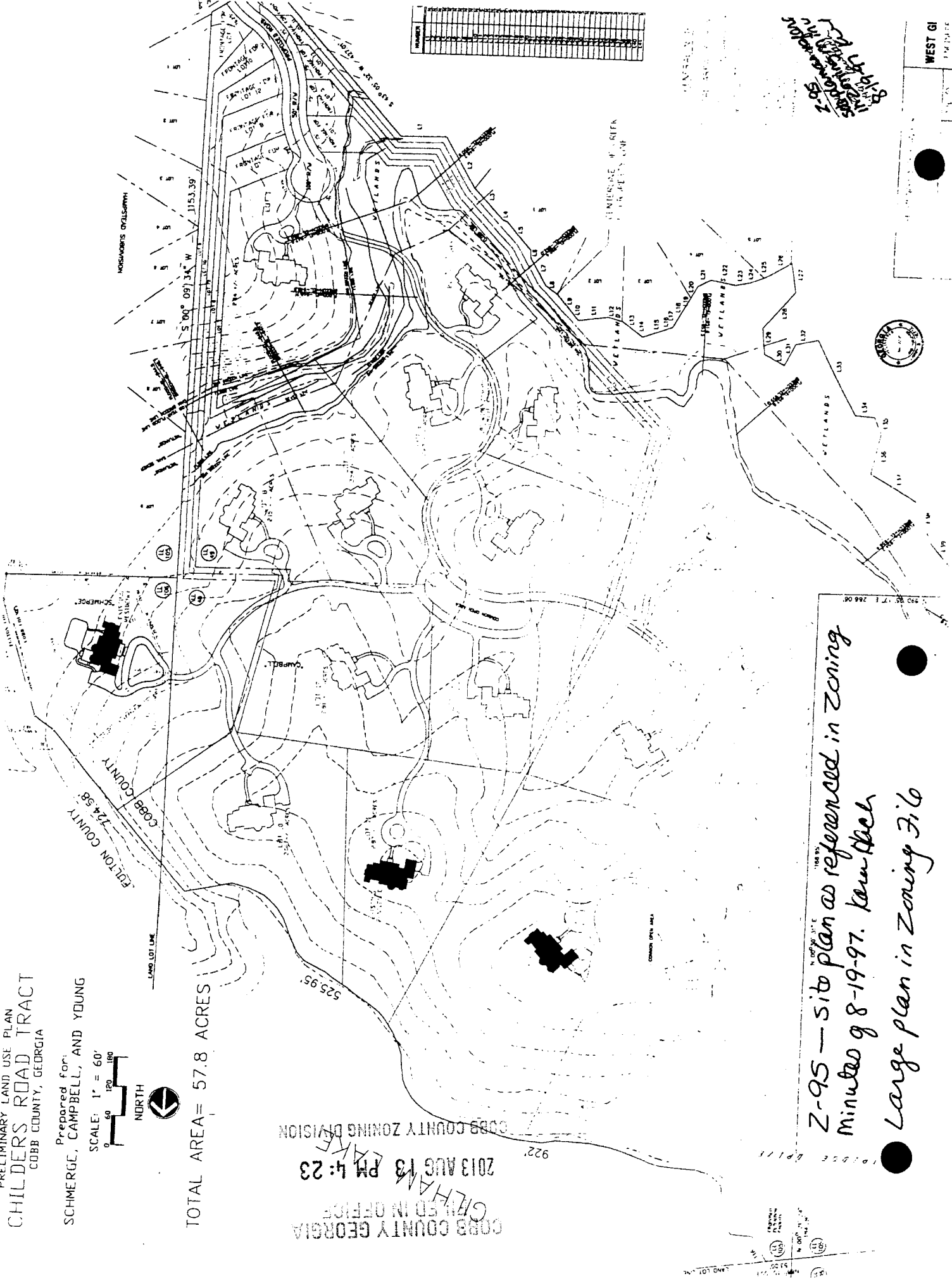
PRELIMINARY LAND USE PLAN
 CHILDERS ROAD TRACT
 COBB COUNTY, GEORGIA

Prepared for:
 SCHMERGE, CAMPBELL, AND YOUNG

SCALE: 1" = 60'
 0 60 120 180
 NORTH

TOTAL AREA = 57.8 ACRES

COBB COUNTY GEORGIA
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 COBB COUNTY ZONING DIVISION



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 Z-95 - site plan as referenced in zoning
 minutes of 8-19-97. Kam-Heck
 Large plan in zoning file



**PROPOSED ZONING SITE PLAN
FOR AMENDMENT BY BOARD OF
COMMISSIONERS PURSUANT TO
APPLICATION FOR “OTHER BUSINESS” –
SEPTEMBER 17, 2013**

COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION

APPLICANT
 BROOKS CHADWICK CAPITAL
 255 VILLAGE PARKWAY, SUITE 230
 MARIETTA, GEORGIA 30067

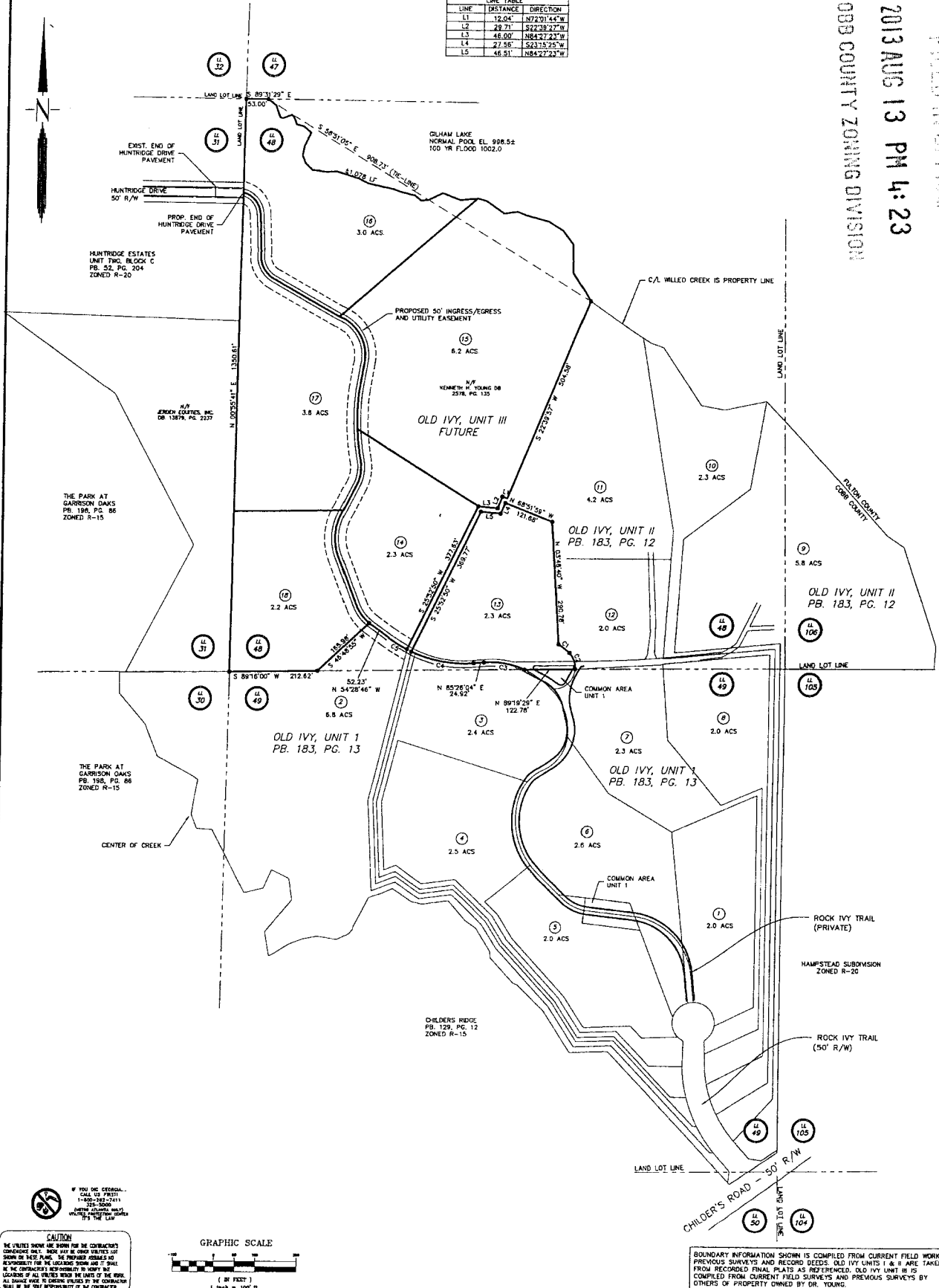
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LINE	DISTANCE	DIRECTION
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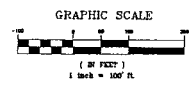
NO PORTION OF THE PROPERTY LOCATED WITHIN UNIT III IS WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0066 G COMMUNITY NUMBER 130052, DATED: DEC. 16, 2006.

SITE NOTES:
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - PRD

COBB COUNTY GEORGIA
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 COBB COUNTY ZONING DIVISION



CAUTION
 THE LINES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER SURVEYS NOT SHOWN ON THESE PLANS. THE PREPARED PERSONS ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES BEFORE THE START OF THE WORK. ALL SHOWN ARE TO BE CHECKED PRIOR TO THE CONTRACTOR'S START OF THE WORK. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



BOUNDARY INFORMATION SHOWN IS COMPILED FROM CURRENT FIELD WORK, PREVIOUS SURVEYS AND RECORD DEEDS. OLD IVY UNITS I & II ARE TAKEN FROM RECORDED FINAL PLATS AS REFERENCED. OLD IVY UNIT III IS COMPILED FROM CURRENT FIELD SURVEYS AND PREVIOUS SURVEYS BY OTHERS OF PROPERTY OWNED BY DR. YOUNG.

NO.	DATE	REVISION DESCRIPTION	BY
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SITE PLAN REVISION FOR
BROOKS CHADWICK CAPITAL
 BEING KNOWN AS OLD IVY FUTURE UNIT 3
 LOCATED IN LAND LOT 48
 1ST DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2389

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR Z-95 (1997) –
AUGUST 19, 1997**

COBB COUNTY GEORGIA
FILED IN OFFICE

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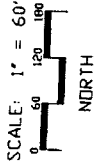
COBB COUNTY ZONING DIVISION

CONSENT AGENDA

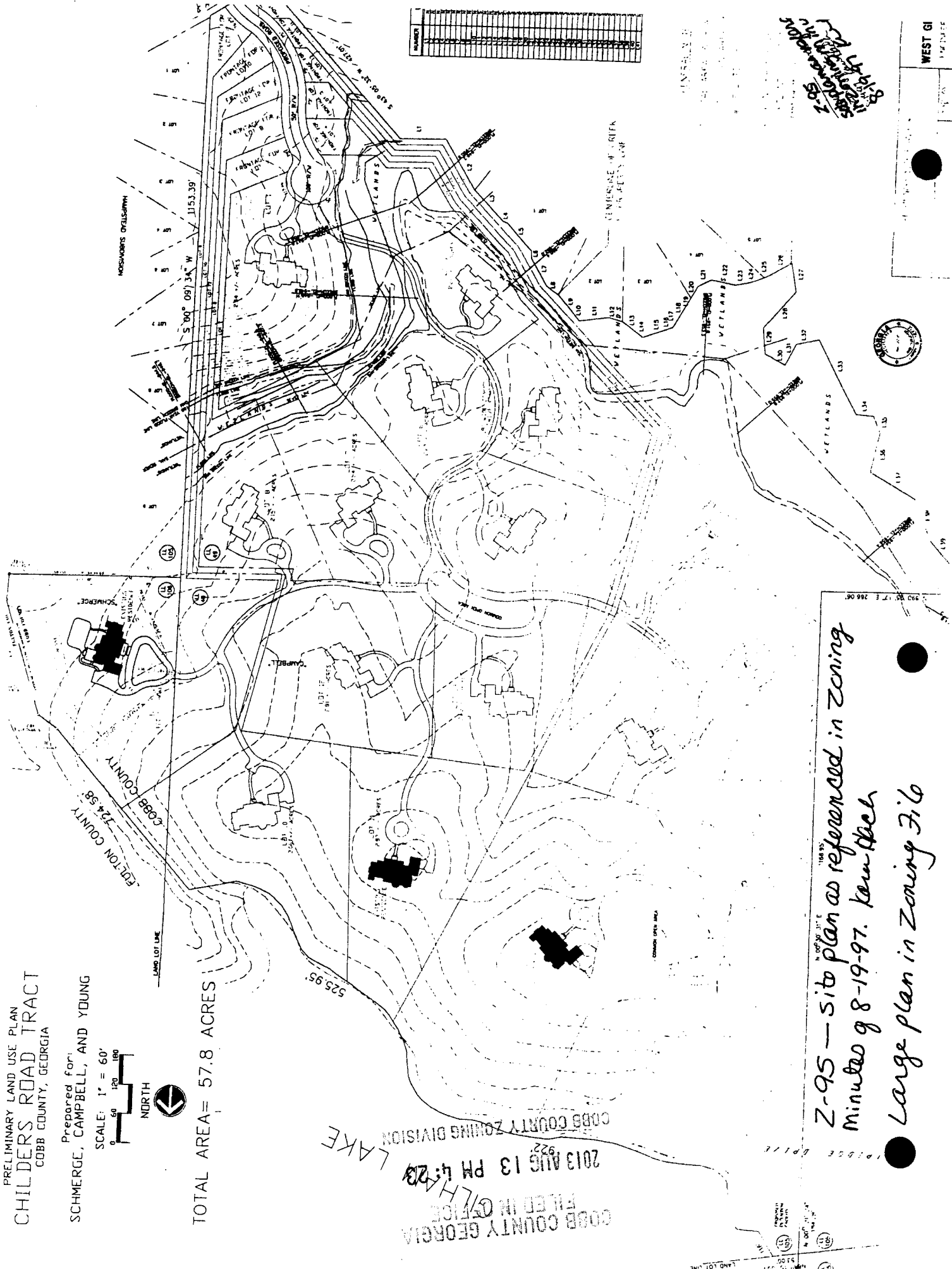
- MH-9** **BETTY JO BARNES** (Betty Jo Barnes, owner) for a **Land Use Permit (renewal)** for the purpose of Parking a Mobile Home (medical hardship) in Land Lot 75 of the 20th District. 1 acre. Located on the west side of Acworth-Dallas Road, west of Georgia Highway 92. The Board of Commissioners, as part of the Consent Agenda, **approved** Land Use Permit for **12 months**. Motion by Wysong, second by W. Thompson, carried 5-0.
- Z-94** **CORNERSTONE INVESTMENTS COMPANY** (G. F. Doyal, L. C. Doyal, et al, owners) for Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lots 416, 417, 472 and 473 in the 19th District. 52.8 acres. Located on the south side of Macland Road, east of Bankstone Road. The Board of Commissioners, as part of the Consent Agenda, **approved** Rezoning to the **R-15 zoning district subject to: 1) minimum house size of 1,800 square feet; 2) project subject to Stormwater Management Division comments and recommendations; 3) Water and Sewer comments and recommendations; 4) project subject to Cobb DOT comments and recommendations; 5) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements**. Motion by Wysong, second by W. Thompson, carried 5-0.
- Z-95** **SCHMERGE, CAMPBELL & YOUNG** (Julia H. Green, Judith F. Schmerge, A. G. Schmerge and Diane Gilkey, owners) for Rezoning from **R-30** and **PRD** to **PRD** for the purpose of a Subdivision in Land Lots 30, 48, 49 and 106 of the 1st District. 57.8 acres. Located on the northwest side of Childers Road, west of Hampstead Lane and east of Huntridge Drive. The Board of Commissioners, as part of the Consent Agenda, **approved** Rezoning to the **PRD zoning district subject to: 1) minimum house size of 4,000 square feet; 2) home sites to be located as shown on revised site plan for setback purposes (plan attached and made a part hereof); 3) private drive to be recorded as a permanent access easement to serve all 18 lots; 4) protective covenants to be recorded conveying all responsibility for maintenance/upkeep of any open space, bridges, and private drives to the homeowners; 5) Water and Sewer comments and recommendations; 6) project subject to Cobb DOT comments and recommendations; 7) project subject to Stormwater Management Division comments and recommendations; 8) 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**. Motion by Wysong, second by W. Thompson, carried 5-0.

PRELIMINARY LAND USE PLAN
CHILDERS ROAD TRACT
COBB COUNTY, GEORGIA

Prepared for:
SCHMERGE, CAMPBELL, AND YOUNG



TOTAL AREA = 57.8 ACRES



COBB COUNTY GEORGIA
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COBB COUNTY ZONING DIVISION
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Z-95 - site plan as referenced in zoning
minutes of 8-19-97. kam fleck
Large plan in zoning file

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