

**APRIL 15, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 3

PURPOSE

To consider a site plan amendment for Centennial Commons Homeowners Association regarding rezoning application Z-135 of 2000 (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 renovated the amenity area in 2013 and would like to add one more structure for the benefit of the residents. The additional structure would be a half basketball court located between the tennis courts and the road. After the improvements, the impervious surface will be 38%, 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"

Cobb County, Georgia

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

BOC Hearing Date Requested: 4-15-14

#3

Applicant: Centennial Commons Home Owners Ass Phone #: 812-746-0239
(applicant's name printed)

Address: 5071 Centennial Commons Dr - Acworth, GA **E-Mail:** rcw1005@aol.com
30102

Roger Weber **Address:** 2543 Centennial Commons View NW
(representative's name, printed) Acworth, GA 30102

Robert C Weber Phone #: 812-746-0239 E-Mail: rcw1005@aol.com
(representative's signature) PRESIDENT

Signed, sealed and delivered in presence of:

Richard L Roth My commission expires: August 20, 2016
Notary Public
Richard L Roth

Titleholder(s): Centennial Commons H.O. Ass Phone #: 812-746-0239
(property owner's name printed)

Address: 5071 Centennial Commons Dr. Acworth, GA **E-Mail:** rcw1005@aol.com

Robert C Weber
(Property owner's signature) PRESIDENT

Signed, sealed and delivered in presence of:

Richard L Roth My commission expires: August 20, 2016
Notary Public
RICHARD L ROTH

Commission District: 3 **Zoning Case:** 2-135 OF 2000

Date of Zoning Decision: _____ **Original Date of Hearing:** _____

Location: CORNER WOODSTOCK & CENTENNIAL COMMONS DR
(street address, if applicable; nearest intersection, etc.)

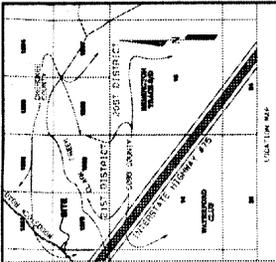
Land Lot(s): _____ **District(s):** _____

State specifically the need or reason(s) for Other Business: ADD BASKET BALL COURT TO COMMON AREA

COBB COUNTY ZONING DIVISION
APR 10 AM 11:58

(List or attach additional information if needed)

PROPOSED SITE PLAN



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	RESIDENTIAL	1,234,567	65.00
2	PARKING	150,000	8.00
3	LANDSCAPE	100,000	5.50
4	PLAYGROUND	50,000	2.70
5	UTILITIES	20,000	1.10
6	ROADS	100,000	5.50
7	OTHER	100,000	5.50
TOTAL		1,914,567	100.00

1" = 20'
GRAPHIC SCALE

AREA BY 1.316 ACRES

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COB COUNTY ZONING DIVISION

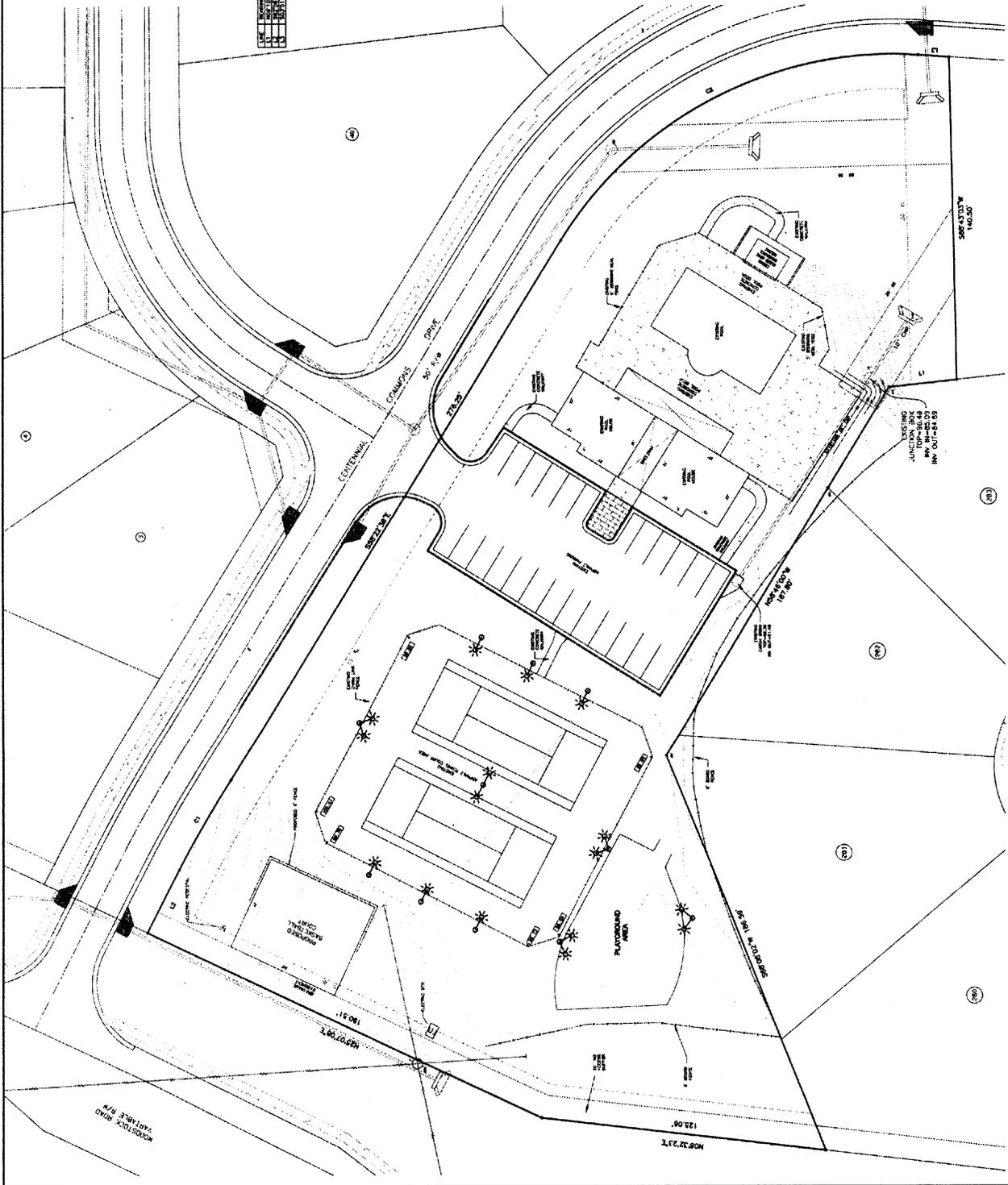
MINIMUM BUILDING SETBACKS:
FRONT - 10 FEET
SIDE - 10 FEET
REAR - 10 FEET

COB COUNTY GEORGIA
FILED IN OFFICE

PREPARED: BASKETBALL CORBEL CLAM
CENTENNIAL COMMONS HOME
OWNERS ASSOCIATION
CENTENNIAL COMMONS UNIT 1, AMENITY AREA
LAND LOT 1270, DISTRICT 21, SECTION 2
COBB COUNTY, GEORGIA



SOUTHERN MAPPING & SURVEYING COMPANY, INC.
4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066
PHONE: (770) 926-7759
DATE: 3/6/2014 SCALE: 1"=20' E 14337-12



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

BOC DECISION OF 12-19-00 ZONING HEARING:

OLD WOODSTOCK, LLC (Jack L. Rickman, Mimi C. Rickman, Johnnie B. Lacy, et al, owners) for Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 1269 and 1270 of the 21st District. Located at the west intersection of Woodstock Road and Old Woodstock Road, northeast of I-75.

The public hearing was opened and Mr. John H. Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Askea, second by J. Thompson, to **reject** Rezoning to the **RA-5 zoning district**.

VOTE: **FAILED** 2-3, Byrne, W. Thompson, and Olens opposed

MOTION: Motion by Olens, second by Byrne, to **approve** Rezoning to the **RA-5 zoning district subject to:**

- **maximum net density of 2.8 units per acre**
- **letter of agreeable stipulations from Mr. Moore dated December 1, 2000 not otherwise in conflict (copy attached and made a part of these minutes)**
- **site plan for Z-73 of June, 2000 to be amended to allow access and relocation of the amenities**
- **project subject to 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**
- **agreements regarding the provision of services for this site relative to Water and Sewer, Public Safety, School Buses, etc. are to be addressed during the Plan Review process with final approval by the Board of Commissioners**

VOTE: **ADOPTED** 4-1, Askea opposed

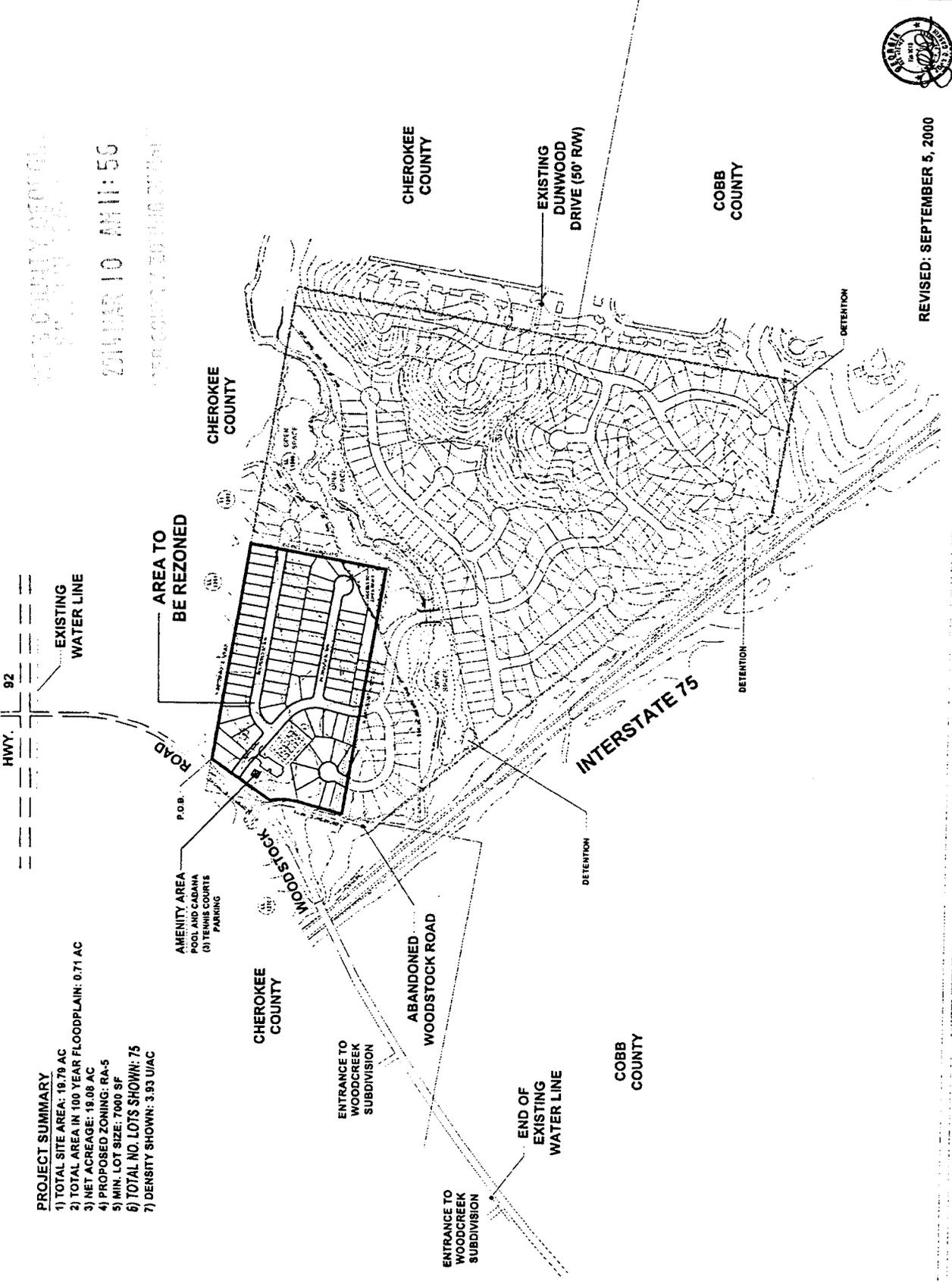
COBB COUNTY ZONING DIVISION
 2014 MAR 10 AM 11:56
 COBB COUNTY ZONING DIVISION

HGOR

INTERSTATE 75 TRACT
 COBB COUNTY, GEORGIA
 ROBERT HARRIS HOMES
 SHEET # 1

DATE	08/27/2000
BY	CSA
PROJECT	INTERSTATE 75 TRACT
CLIENT	ROBERT HARRIS HOMES
SCALE	AS SHOWN
SHEET	1 of 1

CHEROKEE COUNTY, GEORGIA
 JUNE 10 AM 11:50
 2000



- PROJECT SUMMARY**
- 1) TOTAL SITE AREA: 18.79 AC
 - 2) TOTAL AREA IN 100 YEAR FLOODPLAIN: 0.71 AC
 - 3) NET ACREAGE: 18.08 AC
 - 4) PROPOSED ZONING: RA-5
 - 5) MIN. LOT SIZE: 7000 SF
 - 6) TOTAL NO. LOTS SHOWN: 75
 - 7) DENSITY SHOWN: 3.93 UI/AC

REVISED: SEPTEMBER 5, 2000

TOPOGRAPHIC MAP PREPARED BY
 DWYLYNIA SURVEYORS
 200 ATLANTA ROAD
 ATLANTA, GA 30340



LEGEND

PROPOSED	EXISTING
ROAD	ROAD
WATER LINE	WATER LINE
DETONATION	DETONATION
BOUNDARY	BOUNDARY
...	...

Z-135

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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192 ANDERSON STREET

MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

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

December 1, 2000

TENNESSEE OFFICE

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

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

WRITER'S DIRECT DIAL NUMBER

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN ONEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
DAVID IAN MATTHEWS
JERE C. SMITH
CLAYTON O. CARMACK
DIANE M. BUSCH
KEVIN B. CARLOCK
ALEXANDER T. GALLOWAY III
J. KEVIN MOORE
WILLIAM C. BUHAY
SUSAN S. STUART
RODNEY R. MCCOLLOCH
DANIEL A. LANDIS*
BRIAN D. SMITH

HARRY R. TEAR III
W. TROY HART
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
DEAN C. BUCCI†
JOYCE W. HARPER
THOMAS L. SCHAEFER**
JONATHAN J. TUGGLE
TRACY K. DAVIS
PATRICK D. DODSON***
JONATHAN H. PETCU
AMY K. WOO
BRYAN C. MAHAFFEY
COURTNEY H. MOORE
ROGER B. ARNWINE***

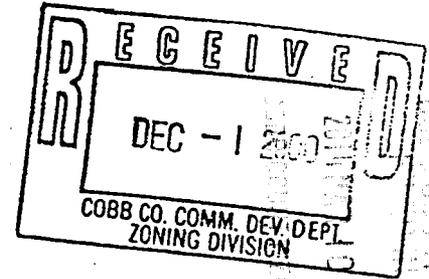
† ALSO ADMITTED IN TN
* ALSO ADMITTED IN NC
** ALSO ADMITTED IN CA
*** ADMITTED ONLY IN TN

Min. Bk. 16 Petition No. Z-135
Doc. Type Stipulation Letter

Meeting Date _____

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered



RE: Application for Rezoning

Application No.: Z-135 (2000)

Applicant: Old Woodstock, LLC

Owners: Jack L. Rickman; Mimi C. Rickman; Johnnie B. Lacy; and Reliance Trust Company, IRA Custodian FBO Jack L. Rickman, and Reliance Trust Company, IRA Custodian FBO Clarence J. Robinson

Property: 19.79 acres located on the easterly side of Woodstock Road, southerly of Cobb/ Cherokee line, Land Lots 1269 and 1270, 21st District, 2nd Section, Cobb County, Georgia

Dear Ed:

As you know, the undersigned and this firm represent Old Woodstock, LLC, the Applicant (hereinafter "Applicant"), and Jack L. Rickman; Mimi C. Rickman; Johnnie B. Lacy; and Reliance Trust Company, IRA

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
Development Department

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Custodian FBO Jack L. Rickman, and Reliance Trust Company, IRA Custodian FBO Clarence J. Robinson, the Property Owners (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to a total tract of 19.79 acres located on the easterly side of Woodstock Road, Land Lots 1269 and 1270, 21st District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owners to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the property. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property will be from the R-20 zoning category to the RA-5 zoning category with reference being made to that certain Site Plan prepared for Robert Harris Homes by Hughes Good O'Leary & Ryan dated June 2, 2000, last revised September 5, 2000.
- (3) The Subject Property shall be developed for single-family residences upon a total area of 19.79 acres and shall have a maximum of seventy-five (75) units upon said total acreage, for a total gross density of 3.79 units per acre. There are 0.71 acres within the flood plain area providing a total net acreage of 19.08 acres with a net density of 3.93 units per acre.

COBB COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
19 11:56

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Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community
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- (4) The proposed development is a part of and shall be included within that certain development approved by the Board of Commissioners on June 20, 2000, being Application No. Z-73.
- (5) All residences constructed within the proposed residential development shall be traditional or European in style and architecture.
- (6) Front facades of the residences to be constructed within the proposed development shall have accents consisting of brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, or combinations thereof.
- (7) The residences constructed within the proposed development shall have a minimum of 1,200 square feet ranging to 1,600 square feet.
- (8) The setbacks for the proposed development shall be as follows:
 - (a) Front setback - Fifteen (15) feet;
 - (b) Rear setback - Twenty (20) feet; and
 - (c) Side setback - Ten (10) feet between buildings.
- (9) The entrance into the proposed development shall be professionally landscaped with signage being ground-based, monument style.
- (10) Applicant agrees to a mandatory homeowners association with recorded restrictive covenants consistent with up-scale area communities within the area.

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Mr. Ed Thomas
Principal Planner
Zoning Division
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- (11) All front yards of the residences to be constructed within the proposed development shall be sodded.
- (12) The amenities for the proposed development shall include, but not be limited to, the following:
 - (a) Swimming pool;
 - (b) Three (3) Tennis courts; and
 - (c) Cabana.
- (13) Lighting, if any, for the amenities portion of the proposed development shall be environmentally sensitive, shoe-box type, recessed lighting. Light bulbs shall be recessed within the fixtures and shall not extend below the fixtures.
- (14) Maintenance of the entrance area, amenities area, open space area, and front yards, together with any other yard areas not fenced shall be provided by the mandatory homeowners association.
- (15) Applicant shall comply with the recently enacted Cobb County Tree Ordinance; and in that regard, Applicant shall use best efforts to minimize grading so as to avoid mass grading of the subject property.
- (16) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

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Principal Planner
Zoning Division
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- (17) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners.
- (18) All common, buffer, open space, and amenity areas may be penetrated for purposes of access, utilities, and stormwater management.
- (19) Applicant agrees to the following system improvements to mitigate traffic concerns:
 - (a) Donation of right-of-way on the west side of Old Woodstock Road a maximum of forty (40) feet from the existing roadway centerline;
 - (b) Construction of a one hundred fifty (150) foot deceleration lane for ingress into the proposed development on Woodstock Road; and
 - (c) Verification that minimum intersection sight distance is available at the entrance to the proposed development and at the intersection of Woodstock Road and Old Woodstock Road and if not, implement such remedial measures, subject to approval by the Cobb County Department of Transportation, in order to achieve the minimum sight distance requirement of two hundred (200) feet and three hundred fifty (350) feet, respectively.

We believe the requested zoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of the Subject Property in light of the association with the adjacent development and while taking into consideration the

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Mr. Ed Thomas
Principal Planner
Zoning Division
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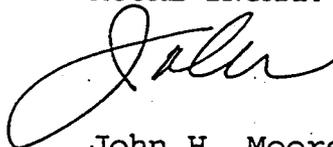
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changing conditions of the area and the properties and owners thereof surrounding the proposed development. The proposed residential development shall be of a high caliber, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
George Woody Thompson, Jr.
William Askea
Joe L. Thompson
Samuel S. Olens

Cobb County Planning Commission:
Henley A. Vansant, Chairman
Jean Hallinan
Murray Homan
Jerry Dawson
Richard M. Jones

Ms. Hilda W. Towery
Bells Ferry Civic Association

RECEIVED
2000 DEC 10 AM 11:55
Cobb County Planning Commission