

**SEPTEMBER 16, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM OB-58

PURPOSE

To consider a site plan amendment for NEDA Investments, LLC regarding rezoning application Z-25 of 2012 (NEDA Investments), for property located on the west side of Holly Springs Road, northwest of Paul’s Way in Land Lots 529 of the 16th District.

BACKGROUND

The subject property was rezoned R-20, site plan specific for a three-lot subdivision in 2012. The developer purchased an adjoining lot to the south and incorporated that lot’s access with the shared driveway into the access easement via an Other Business Item from February 2014. The developer has purchased another lot that fronts Holly Springs Road (Birkholz lot) and would like to amend the site plan to include access to this lot from the interior access road via a 20 foot access easement. If approved, all previous zoning stipulations would remain in effect.

STAFF COMMENTS

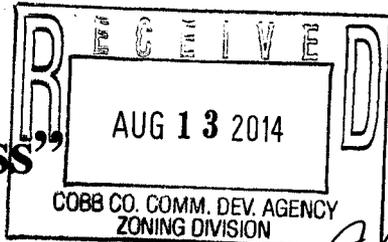
Water & Sewer Comments: Extension of sanitary sewer to subject property (shown as options 1 and 2) must be submitted for Plan Review. Easements must be reviewed by CCWS prior to recording.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.



Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 7/16/14

Applicant: NEDA Investments, LLC Phone #: 678-233-7134
(applicant's name printed)

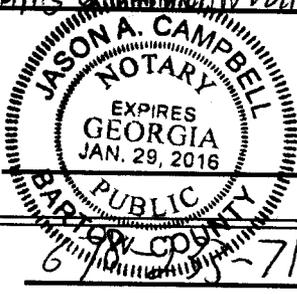
Address: 235 Corporate Center Drive, Suite 100, Stockbridge, GA 30281 E-Mail: jadams@havenwood.biz

Jonathan Adams Address: same as above
(representative's name, printed)

[Signature] Phone #: 678-233-7134 E-Mail: jadams@havenwood.biz
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public



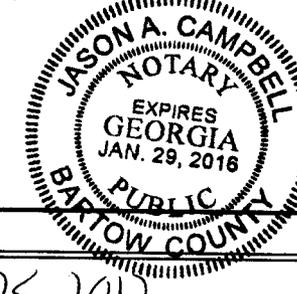
Titleholder(s): NEDA Investments, LLC Phone #: 678-233-7134
(property owner's name printed)

Address: 235 Corporate Center Dr. Suite 100, Stockbridge, GA 30281 E-Mail: jadams@havenwood.biz

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public



Commission District: 3 Zoning Case: Z-25 2012

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

Location: 2770 Carey Woods Court
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 529 District(s): 16

State specifically the need or reason(s) for Other Business: Amend approved site plan to tie neighboring property into shared driveway per original U-89 2005 and as re-stated in Z-25 2012.

(List or attach additional information if needed)

08-58-2014



SEWER EXHIBIT FOR: CAREY WOODS LAND LOTS 529 16TH DISTRICT COBB COUNTY, GEORGIA

Table with 2 columns: REVISIONS, DATE

Table with 2 columns: DATE, BY

SHEET NUMBER 1 OF 1

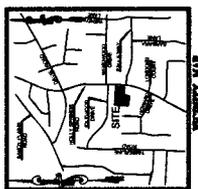
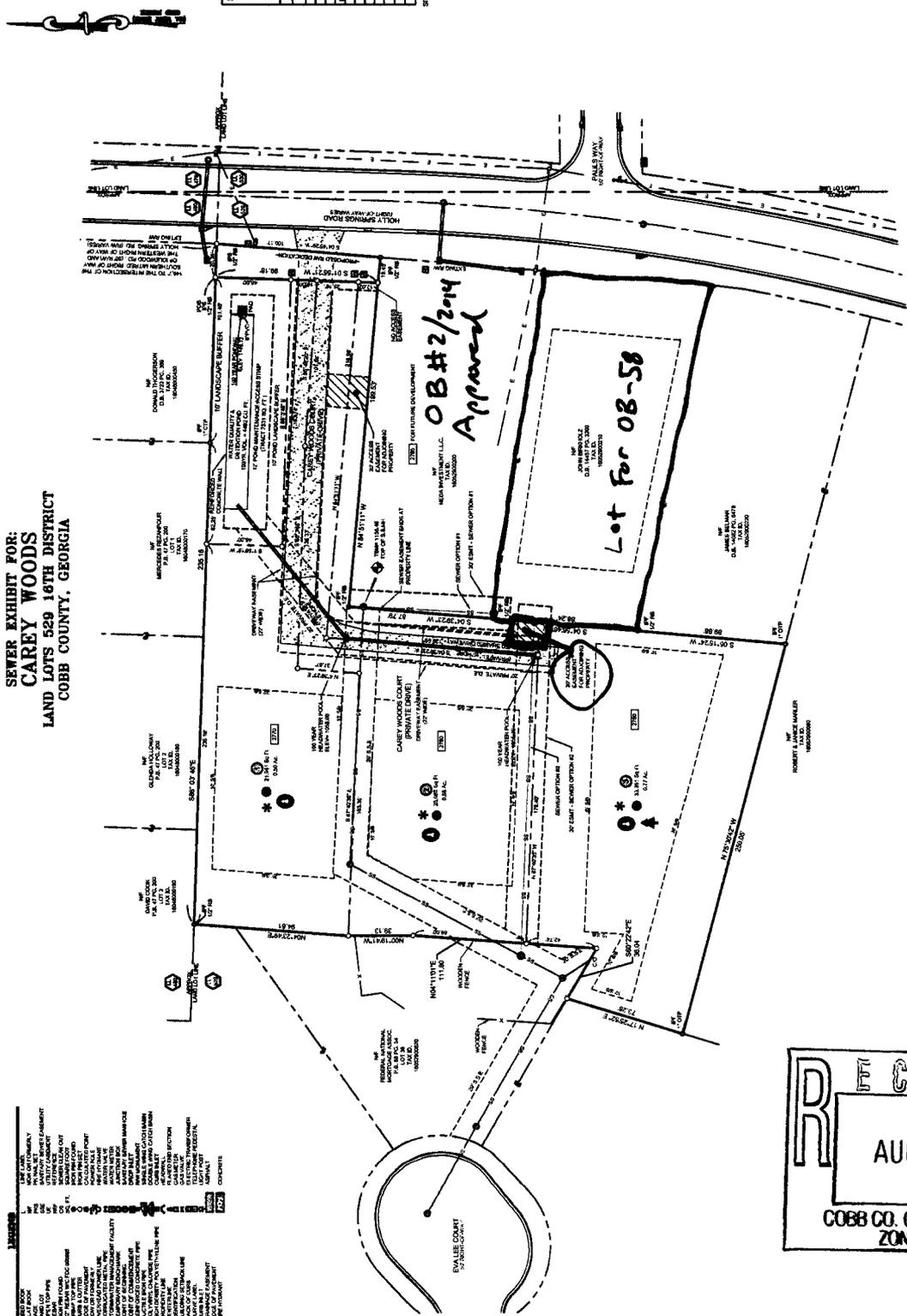


Table with 2 columns: PROPERTY INFORMATION, DEVELOPMENT INFORMATION

ENGINEER: FALCON DESIGN CONSULTANTS... SURVEYOR: FALCON DESIGN CONSULTANTS...

Proposed plan



Legend table listing symbols for various features like easements, utility lines, and property boundaries.

RECEIVED AUG 13 2014 COBB CO. COMM. DEV. AGENCY ZONING DIVISION

Small vertical text at the bottom right corner.

ORIGINAL DATE OF APPLICATION: 06-19-12APPLICANTS NAME: NEDA INVESTMENTS, LLCTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 06-19-12 ZONING HEARING:**

NEDA INVESTMENTS, LLC (Stephanie L. Wyant, Douglas P. Brown and Kevin L. Smith, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Single-Family Subdivision in Land Lot 529 of the 16th District. Located on the west side of Holly Springs Road, northwest of Paul's Way (2975 and 2985 Holly Springs Road).

The public hearing was opened and Mr. Jonathan Adams and Mr. Robert Long addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **delete** Rezoning to the **R-20** with **Stipulations** zoning district, **subject to:**

- **specific to *revised* site plan received by the Zoning Division June 1, 2012 (attached and made a part of these minutes)**
- **email correspondence from Mr. Jonathan Adams dated June 1, 2012 (attached and made a part of these minutes)**
- **elevations presented as guidance for architecture (attached and made a part of these minutes)**
- **size of houses to be a minimum of 2,800 square feet**
- **houses to be three (3) sided brick or masonry with the fourth being hardi-plank, with architectural style to be approved by the District Commissioner**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 06-19-12APPLICANTS NAME: NEDA INVESTMENTS

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

BOC DECISION OF 02-18-14 ZONING HEARING:

**OTHER BUSINESS ITEM #2 - TO CONSIDER APPROVING A SITE PLAN
AMENDMENT FOR BIRCH RIVER DEVELOPMENT/ NEDA INVESTMENTS
REGARDING REZONING APPLICATION Z-25 OF 2012 (NEDA INVESTMENTS)**

To consider approving a site plan amendment for Birch River Development/ NEDA Investments regarding rezoning application Z-25 of 2012 (NEDA Investments), for property located on the west side of Holly Springs Road, northwest of Paul's Way in Land Lots 529 of the 16th District.

Mr. Pederson provided information regarding the site plan amendment. The public hearing was opened and Mr. Jonathan Adams addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Goreham, to **approve** Other Business Item No. 2 for site plan amendment for Birch River Development/ NEDA Investments regarding rezoning application Z-25 of 2012 (NEDA Investments), for property located on the west side of Holly Springs Road, northwest of Paul's Way in Land Lots 529 of the 16th District **subject to:**

- **Site plan received by the Zoning Division January 6, 2014 (attached and made a part of these minutes)**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously



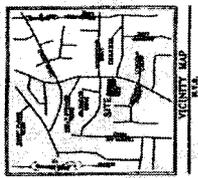
FINAL PLAT SURVEY FOR
CAREY WOODS
LAND LOTS 529 16TH DISTRICT
COBB COUNTY, GEORGIA

REVISIONS table with columns for No., Description, and Date.

DATE: 12/20/14
SCALE: AS SHOWN
DRAWN BY: [Name]



SHEET NUMBER
1 OF 1

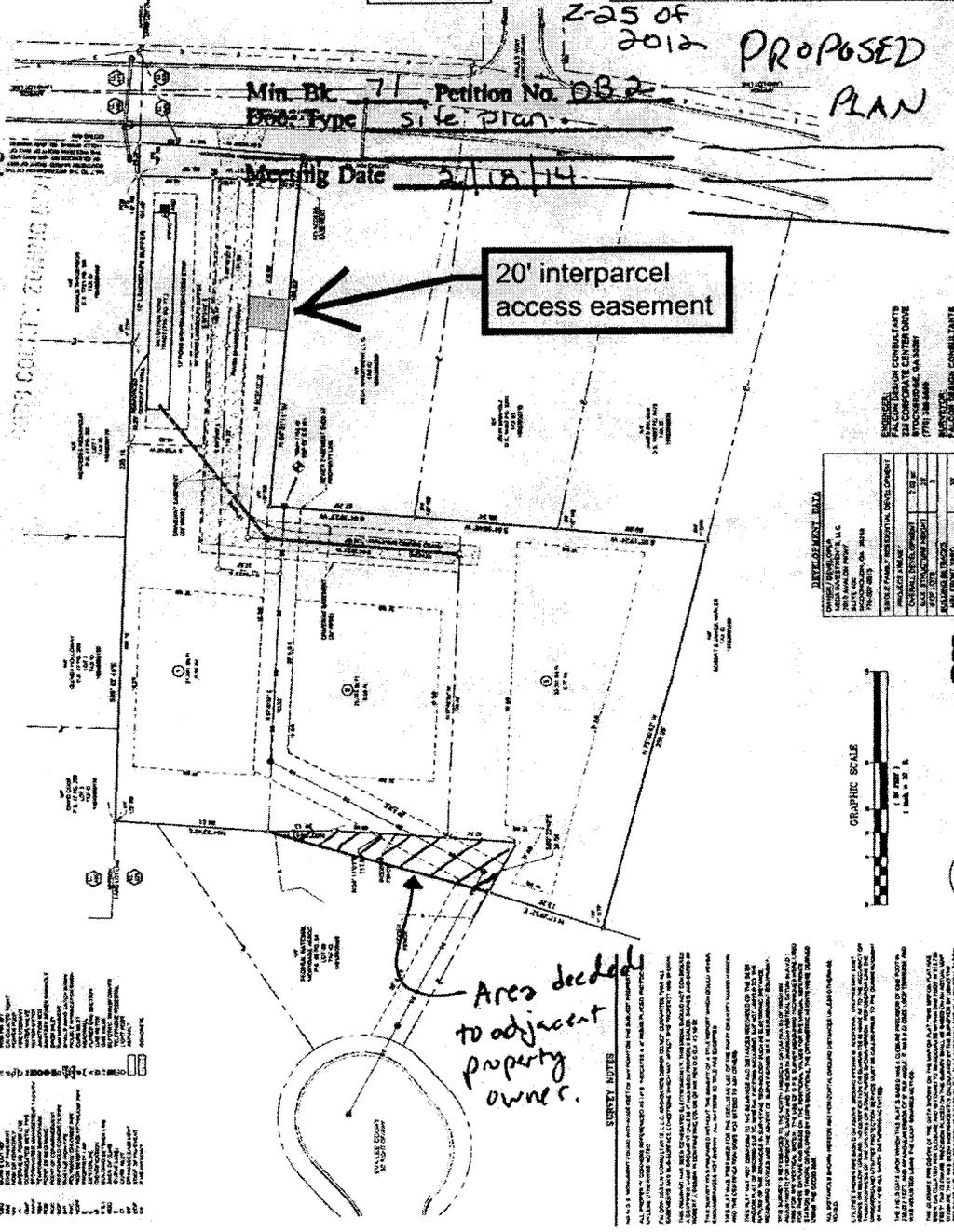


THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA.

SURVEY CERTIFICATE
I, [Name], a duly licensed Professional Engineer in the State of Georgia, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia.

PROPERTY OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

FINAL PLAT SURVEY FOR
CAREY WOODS
LAND LOTS 529 16TH DISTRICT
COBB COUNTY, GEORGIA



DEVELOPMENT DATA table with columns for various project details.



LEGEND table defining symbols used in the survey plan.

Area decided to adjacent property owner.

SURVEY NOTES
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND GEODYSY IN THE STATE OF GEORGIA.