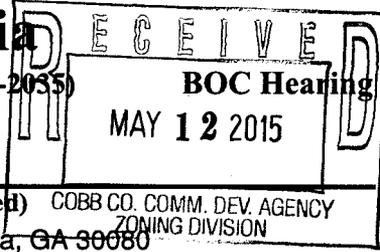


Application for "Other Business"

OB-025-2015

Cobb County, Georgia

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



BOC Hearing Date Requested: JW Homes, LLC

Applicant: JW Homes, LLC

(applicant's name printed)

Phone #: 770.703.1656 (Michael) & 770.703.1625 (Tim)

Address: 4125 Atlanta Road, SE | Smyrna, GA 30080

E-Mail: michael.meshkaty@jwhomes.com
tim.poff@jwhomes.com

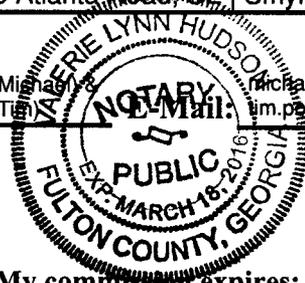
Michael Meshkaty or Tim Poff

Address: 4125 Atlanta Road, SE | Smyrna, GA 30080

(representative's name, printed)

Michael Meshkaty
(representative's signature)

Phone #: 770.703.1656 (Michael) & 770.703.1625 (Tim)
E-Mail: michael.meshkaty@jwhomes.com
tim.poff@jwhomes.com



Signed, sealed and delivered in presence of:

Valerie Lynn Hudson
Notary Public

My commission expires: March 18, 2016

Titleholder(s): JW Homes, LLC

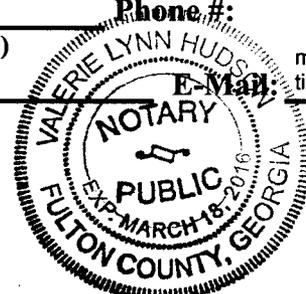
(property owner's name printed)

Address: 4125 Atlanta Road, SE | Smyrna, GA 30080

Phone #: 770.703.1656 (Michael) & 770.703.1625 (Tim)

E-Mail: michael.meshkaty@jwhomes.com
tim.poff@jwhomes.com

Buyer's Signature
(Property owner's signature)



Signed, sealed and delivered in presence of:

Valerie Lynn Hudson
Notary Public

My commission expires: March 18, 2016

Commission District: 4

Zoning Case: Z-111 ('01), Z-65 ('03), Z-135 ('05), Z-31 ('07)

Date of Zoning Decision: February 19, 2008

Original Date of Hearing: September 20, 2005 (Z-135)

Location: Southeast and southwest intersection of Veterans Memorial Hwy and Queens Mill Road and north terminus of Sunrise Boulevard and on the east side of Acacia Lane (private road)

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 166, 167, 179, 180, 181, 278-280, 289, 290, 395, 396, 403

District(s): 18th

State specifically the need or reason(s) for Other Business:

JW Homes, LLC is seeking to reduce the land use intensity from the previously approved site plan of 85 townhomes (2-19-2008) to 47 single family detached units in order to meet a shift in the market demands.

(List or attach additional information if needed)



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 Savannah, Georgia 31401
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Project Number: 1006-005
 Project Name: 211015 PH 2
 Layout Name: A-9 PH 2
 Date: 2/11/15 9:31 PM
 Scale: 1" = 50'

No.	Date	Description
1	2/11/15	INITIAL LAYOUT

Owner/Developer:
John Wheland Homes
 4122 Adams Road SE
 Atlanta, Georgia 30316
 Phone: 770-903-1453

Project Name:
Providence

Project Location:
 211015 PH 2
 Lot: 286, 287, 295, 296, & 403
 District: 18
 Section: 2
 City: N/A

Drawing Scale:
 1" = 50'

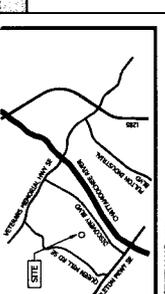
Sheet No.:
PRELIMINARY PLAT
UNIT A-9 PH 2
 Drawing Number: 1006-005
 Total Sheets: 1
 Revision: A

PURPOSE STATEMENT
 THE PROPOSED SITE PLAN FOR UNIT A-9 PH 2 OF THE PROVISIONAL SUBDIVISION OF THE PROPERTY IS ZONED RM-8. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF SAVANNAH. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF SAVANNAH. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF SAVANNAH.

ABBREVIATIONS
 A.L.A. ALSO KNOWN AS
 B.O.S. BOTTOM OF STRUCTURE
 B.O.M. BOTTOM OF MIDDLE
 C.C. CURB CURB
 C.C.M. CURB CURB MIDDLE
 C.C.P. CURB CURB PAVEMENT
 C.C.S. CURB CURB SIDEWALK
 C.C.T. CURB CURB TOP
 C.C.U. CURB CURB UNDER
 C.C.V. CURB CURB VALVE
 C.C.W. CURB CURB WATER
 C.C.X. CURB CURB X
 C.C.Y. CURB CURB Y
 C.C.Z. CURB CURB Z

LEGEND
 1. 1" = 1" (1" = 1")
 2. 1" = 1" (1" = 1")
 3. 1" = 1" (1" = 1")
 4. 1" = 1" (1" = 1")
 5. 1" = 1" (1" = 1")
 6. 1" = 1" (1" = 1")
 7. 1" = 1" (1" = 1")
 8. 1" = 1" (1" = 1")
 9. 1" = 1" (1" = 1")
 10. 1" = 1" (1" = 1")

SITE DATA
 DATE OF SURVEY: FEBRUARY 6, 2015
 SOURCE OF TOPOGRAPHY: FIELD RUN SURVEY
 TOTAL PLACED: 41.67 AC.
 TOTAL OPEN SPACE: 11.77 AC.
 TOTAL LOT AREA: 11.77 AC.
 TOTAL LOT AREA: 11.77 AC.
 TOTAL LOT AREA: 11.77 AC.

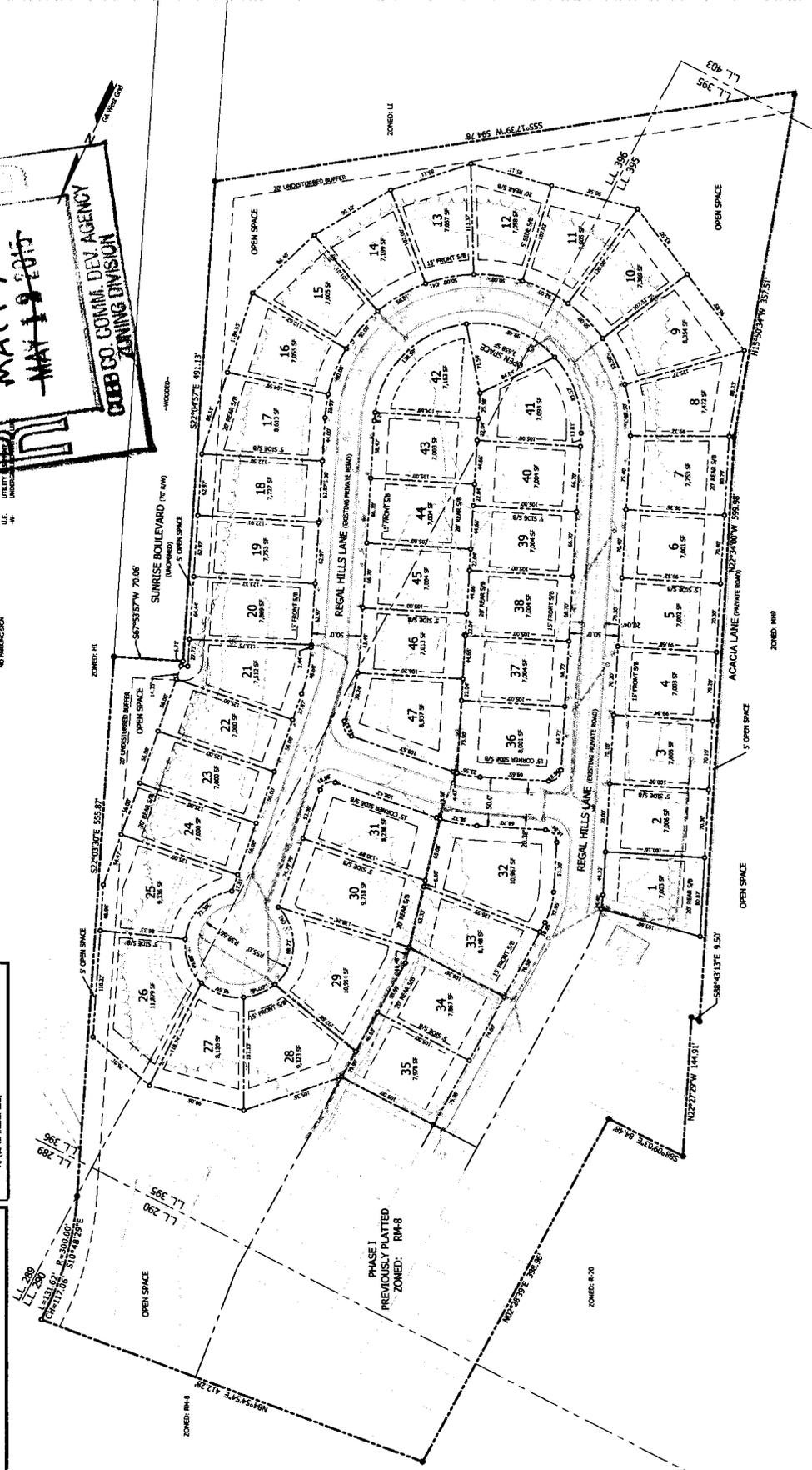


PRELIMINARY PLAT CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the above described plat was prepared and submitted to the Planning Commission on February 6, 2015, and that the same was approved by the Planning Commission on February 6, 2015.
 Date: March 16, 2015

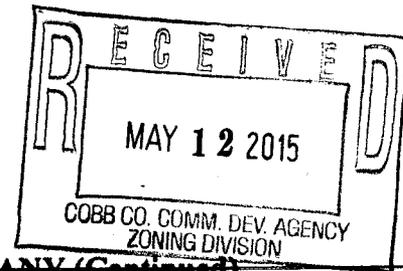
ZONING
 The Single-Family Unit, A-9 Subdivisions Apply
 The Single-Family Unit, A-9 Subdivisions Apply
 The Single-Family Unit, A-9 Subdivisions Apply
 The Single-Family Unit, A-9 Subdivisions Apply

PRELIMINARY PLAT APPROVAL CERTIFICATE
 All requirements of the Cobb County subdivision regulations relative to the preparation and submission of a preliminary plat have been fulfilled, approval is granted for the preparation and submission of a final subdivision plat to the Planning Commission. This certificate shall expire on the date of the final subdivision plat.

MAY 12, 2015
 MAY 19, 2015
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



06-025-2015
 -PROPOSED-



~~Z-130 CORNERSTONE INVESTMENT COMPANY (Continued)~~

- Paragraph 11d. change to read: "The installation of a 150-foot deceleration lane and an appropriate taper on Burnt Hickory Road at the subdivision's entrance thereon, and installation of a left turn lane per Cobb DOT recommendations."
- construction to commence within twelve (12) months from the date of final approval of this rezoning request (completion of curb and gutter), or the property shall revert to the previous zoning district
- pre- and post-development hydrology studies on the down stream lake in compliance with Cobb County Code, if drainage is taken to the north
- minor modifications to be approved by the District Commissioner
- Fire Department comments, *not otherwise in conflict*
- Water and Sewer Division comments and recommendations, *not otherwise in conflict*
- Stormwater Management Division comments and recommendations, *not otherwise in conflict*
- Cobb DOT comments and recommendations, *not otherwise in conflict*
- 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

Z-135

JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. (owner) requesting Rezoning from LI to RM-8 for the purpose of an Addition of Property to a Previously Approved Subdivision in Land Lots 289, 290, 395, 396 and 403 of the 18th District. Located at the northern terminus of Sunrise Boulevard and on the east side of Acacia Lane (private road).

MOTION: Motion by Goreham, second by Thompson, as part of the Consent Agenda, to approve rezoning to the RM-8 zoning district subject to:

- Fire Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: ADOPTED unanimously

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
FEBRUARY 19, 2008
PAGE 17**

OTHER BUSINESS:

ITEM #4

To consider amending the site plan and stipulations regarding Z-111, Z-65, Z-135 and Z-31 (JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.) in Land Lots 166, 167,179, 180, 181, 278, 279, 280, 289, 290, 395, 396 and 403 of the 18th District at the southeast and southwest intersection of Veterans Memorial Highway and Queens Mill Road and at the northern terminus of Sunrise Boulevard and on the east side of Acacia Lane (private road).

Mr. Mark Danneman, Zoning Division Manager, provided information regarding site plan and stipulation amendments. The public hearing was opened and Mr. John Moore, Ms. Robin Meyer, Ms. Roberta Cook, Mr. Barry Brown and Mr. John Cissell addressed the Board. The Applicant's representative *amended* the request and withdrew from consideration site plan approval for Areas C1-1 and C1-2. Following presentations and discussions, the following motion was made:

MOTION: Motion by Kesting, second by Olens, to **approve amended** Other Business Item #4 for site plan and stipulation amendments *for Section A-9 of the Overall Master Plan* regarding Z-111, Z-65, Z-135 and Z-31 (JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.) in Land Lots 166, 167,179, 180, 181, 278, 279, 280, 289, 290, 395, 396 and 403 of the 18th District at the southeast and southwest intersection of Veterans Memorial Highway and Queens Mill Road and at the northern terminus of Sunrise Boulevard and on the east side of Acacia Lane (private road), **subject to the following stipulations and directives:**

- **site plan for Section A-9 (attached and made a part of these minutes) is subject to requirements in Plan Review**
- **minimum square footage of 2,600 square feet for units in Section A-9, with construction and architecture to be in substantial conformity to the submitted renderings (attached and made a part of these minutes)**
- **in consideration of increasing the number of units in Section A-9 from 65 to 85, there is required a 20 unit reduction within the overall development**
- **removing the commercial component and increasing greenspace in Areas C1-1 and C1-2, with the site plan for Areas C1-1 and C1-2 of the Providence Subdivision to be approved by the Board of Commissioners**
- **all other previous zoning stipulations and conditions not in conflict to remain in effect**

VOTE: **ADOPTED** unanimously

Clerk's Note: The Applicant/Representative is to meet with the Historic Preservation Planner to review preservation of Civil War historical features prior to submitting site plan for Areas C1-1 and C1-2. Additionally, it was noted for the record that the previous stipulation for contribution of \$15,000 for historic preservation purposes has been paid.

