

**AUGUST 15, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM 037

PURPOSE

To consider amending the stipulations for Tyler Chandler Homes, LLC regarding rezoning application Z-104 of 2015, for property located on the northeast corner of Sandtown Road and Osborne Road, and the western terminus of Pair Street in Land Lot 209 of the 17th District.

BACKGROUND

The subject property was rezoned to RA-6 on December 15, 2015 subject to numerous stipulations. Two of the stipulations require the proposed townhouses to be substantially similar to the renderings made part of the rezoning minutes. The applicant has selected a proposed townhouse style to build that varies from the approved renderings enough to warrant this other business item. Attached are elevations that the applicant would like to construct. The townhomes are all brick on the front with gabled roofs and double carriage-style garage doors. The minimum unit size will still meet the required 1,800 square feet of heated and cooled living space. If approved, all previous stipulations would remain in effect.

STAFF COMMENTS

None.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

(Stipulation Amendment)

Application for "Other Business"

Cobb County, Georgia

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

Application No.: OB- 37 -2017

BOC Hearing Date Requested: August 15, 2017

Applicant: Tyler Chandler Homes, LLC Phone #: (678) 860-5414
(applicant's name printed)

Address: 332 Lawrence Street, Marietta, GA 30060 E-Mail: whiott@tylerchandlerhomes.com
MOORE INGRAM JOHNSON & STEELE, LLP

J. Kevin Moore Address: Emerson Overlook, Suite 100, 326 Roswell Street
(representative's name printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature] My commission expires: January 10, 2019
Notary Public

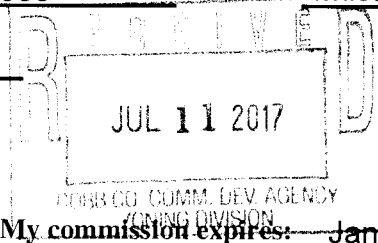
Titleholder(s) : Tyler Chandler Homes, LLC Phone #: (678) 860-5414
(property owner's name printed)

Address: 332 Lawrence Street, Marietta, GA 30060 E-Mail: whiott@tylerchandlerhomes.com

BY: [Signature]
(Property owner's signature) J. Wayne Hiott, Manager

Signed, sealed and delivered in presence of:

[Signature] My commission expires: January 10, 2019
Notary Public



Commission District: 3 (Birrell) **Zoning Case:** Z-104 (2015)

Size of property in acres: 13.485 +/- **Original Date of Hearing:** 12/15/2015

Location: Northeast corner of Sandtown Road and Osborne Road, and at the western terminus of
of Pair Street (1431 Sandtown Road)
(street address, if applicable; nearest intersection, etc.)

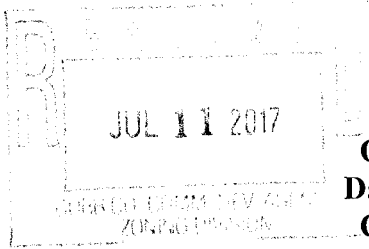
Land Lot(s): 209 **District(s):** 17th

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

See Exhibit "A" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(STIPULATION AMENDMENT)



OB Application No.:	OB- <u>37</u> -2017
Application No.:	Z-104 (2015)
Original Hearing Date:	December 15, 2015
Date of Zoning Decision:	December 15, 2015
Current Hearing Date:	August 15, 2017

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Property Owner: Tyler Chandler Homes, LLC

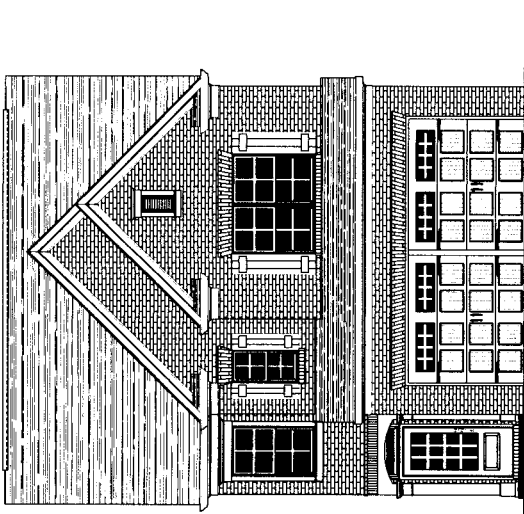
Tyler Chandler Homes, LLC is the Owner and Developer of an approximately 13.485 acre tract of property located at the northeast corner of Sandtown Road and Osborne Road, and at the western terminus of Pair Street, being known as 1431 Sandtown Road, Land Lot 209, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). Tyler Chandler Homes, LLC, as Applicant and Owner in this Application for "Other Business" (hereinafter collectively "Applicant"), proposes the following amendment to a previously approved stipulation and seeks approval by the Cobb County Board of Commissioners through this Application for "Other Business," as follows:

- (1) Amendment of stipulation 3. enumerated by the Board of Commissioners in the Minutes of December 15, 2015; as well as amendment of stipulation no. (5) contained in the November 24, 2015, letter of agreeable stipulations and conditions, by deleting the rendering referenced in each stipulation and attached to the Minutes and stipulation letter, and substituting therefor, the renderings attached collectively hereto as Exhibit "1" and incorporated herein by reference.

The stipulation amendment proposed and presented herein in no way adversely impacts or affects the quality or integrity of the development initially approved by the Cobb County Board of Commissioners. The minimum home size, architectural elements, and exterior materials all remain unchanged. If the requested amendment to the stipulation is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing held on December 15, 2015, as to the original rezoning of the Subject Property; together with the last revised Site Plan approved by the District Commissioner on July 28, 2016, as well as any other amendments which have Board of Commission approval or District Commissioner approval, and which are not otherwise in conflict herein, are unaltered or unchanged by this request for Stipulation Amendment.

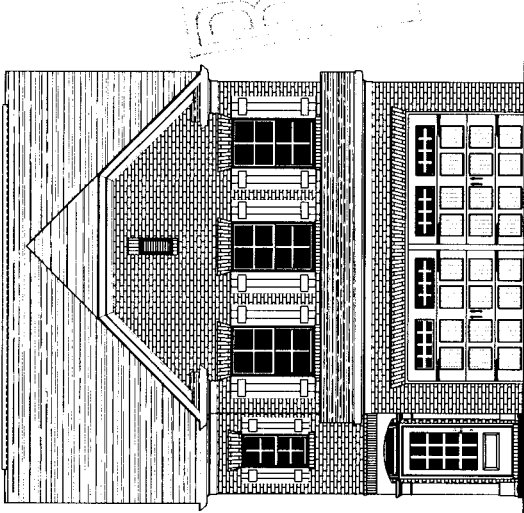
EXHIBIT "1"



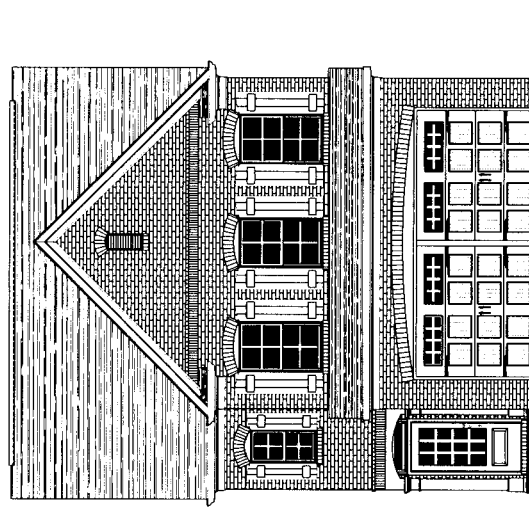
Front Elevation "A"



Front Elevation "C"



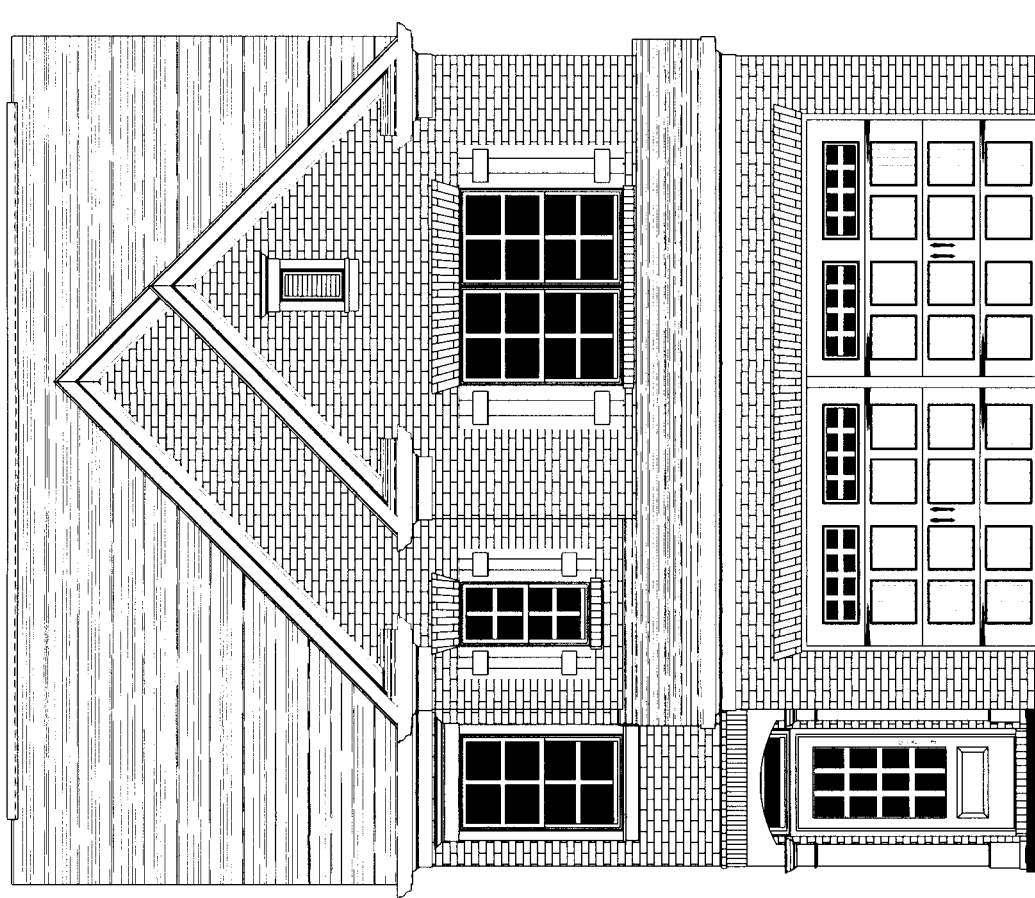
Front Elevation "B"



Front Elevation "D"

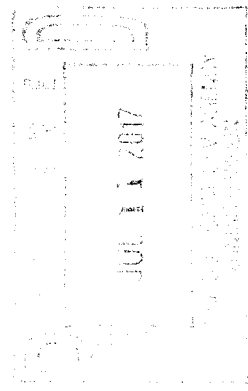
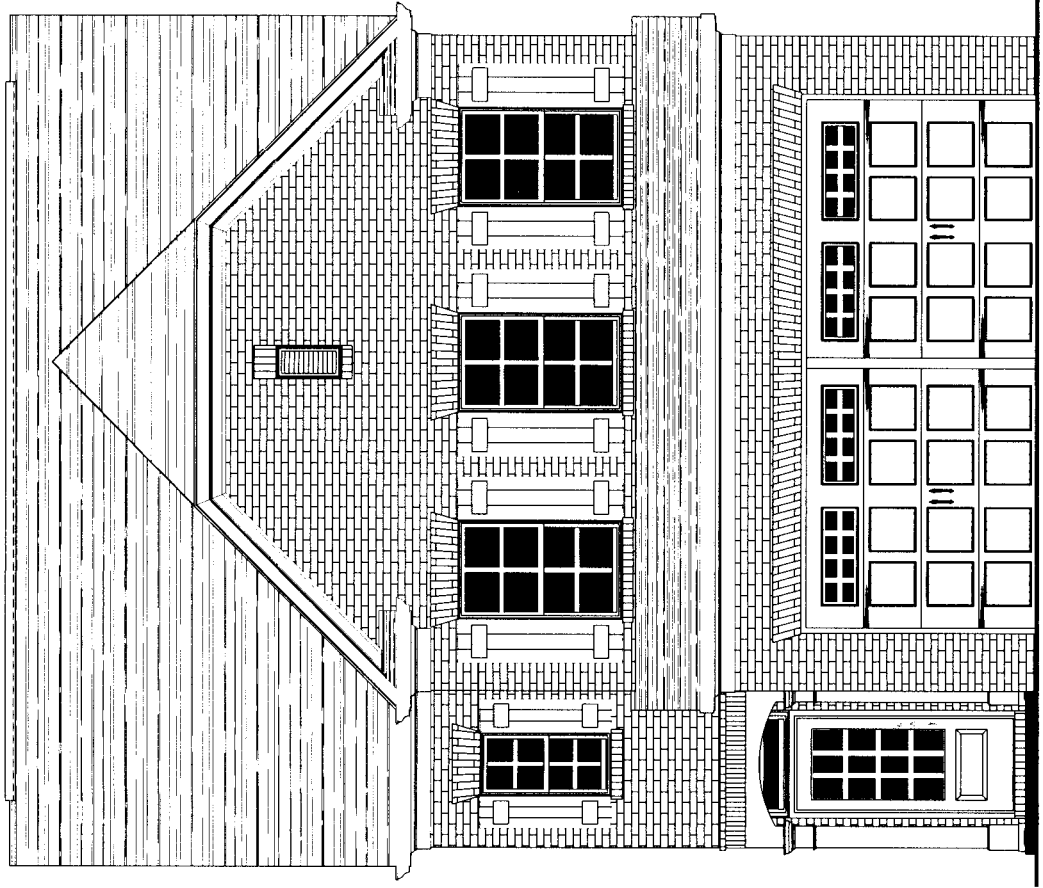
JUL 11 2017
PLANNING DEPARTMENT
CITY OF ARNOLD

Arnold Mill TH



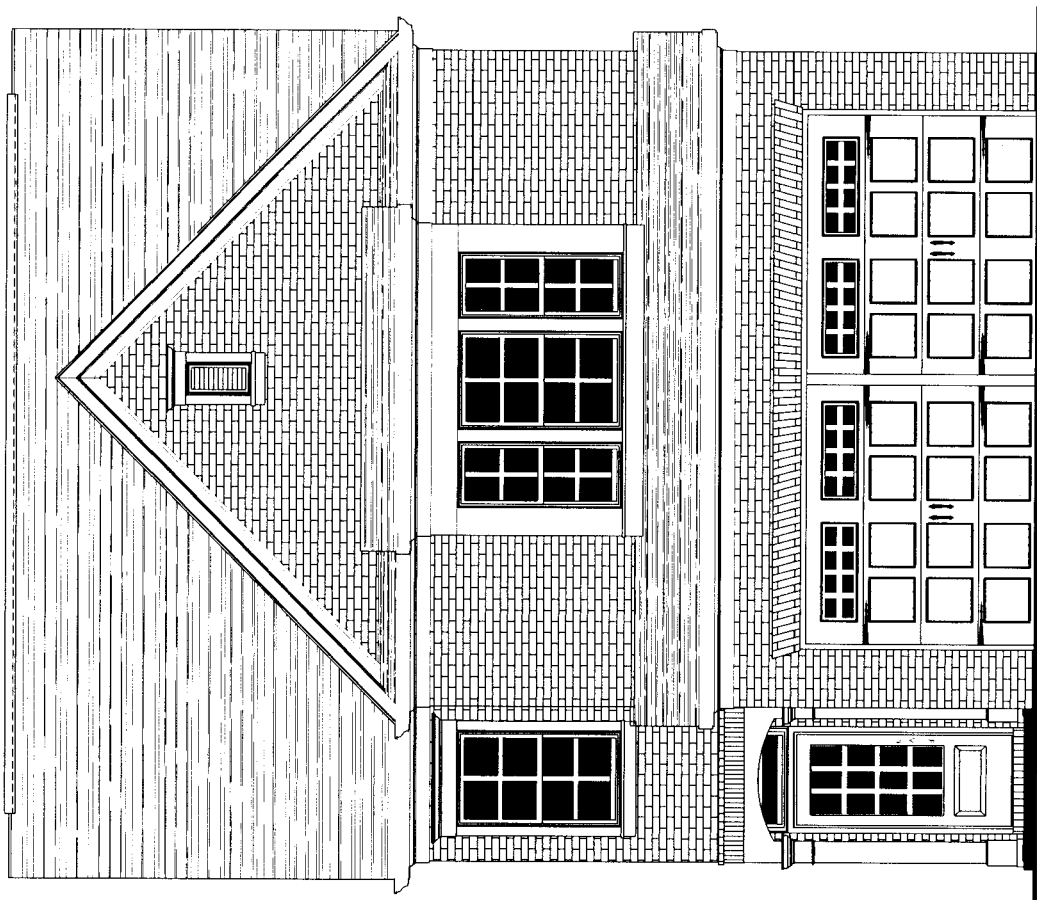
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Front Elevation "A"



Front Elevation "B"

Arnold Mill TH

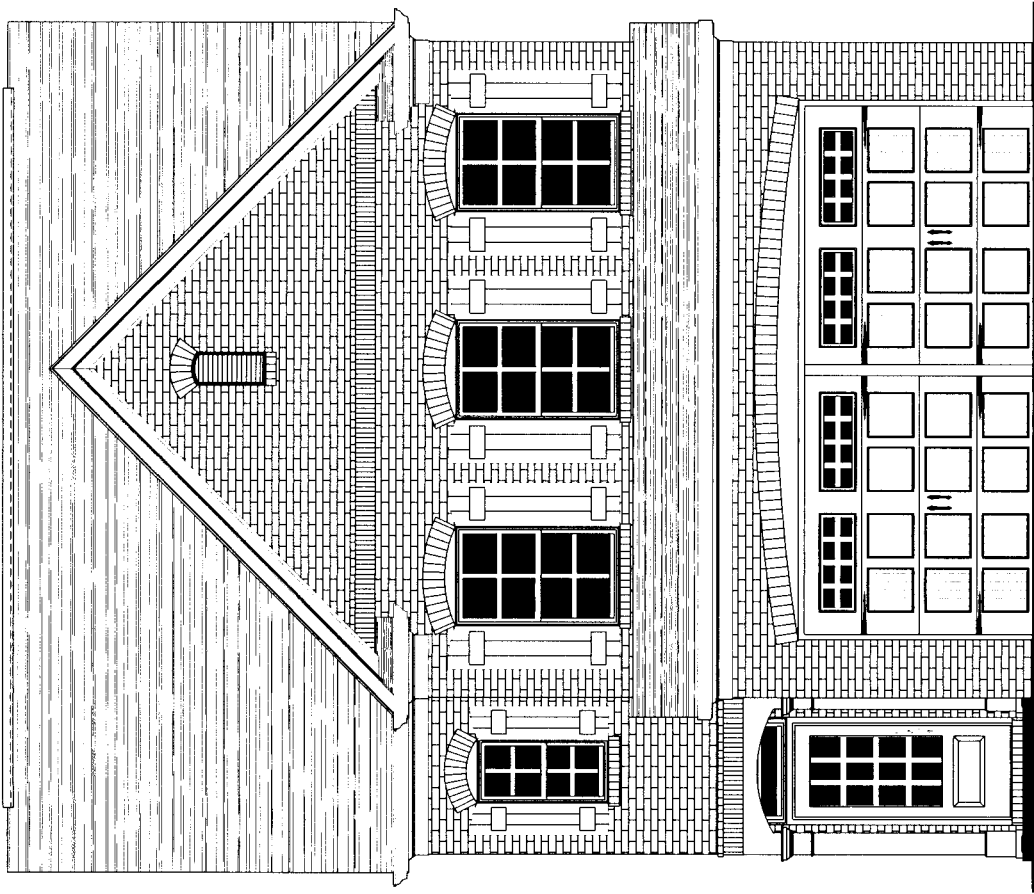


JUL 11 2017

Front Elevation "C"

Arnold Mill TH

Arnold Mill TH



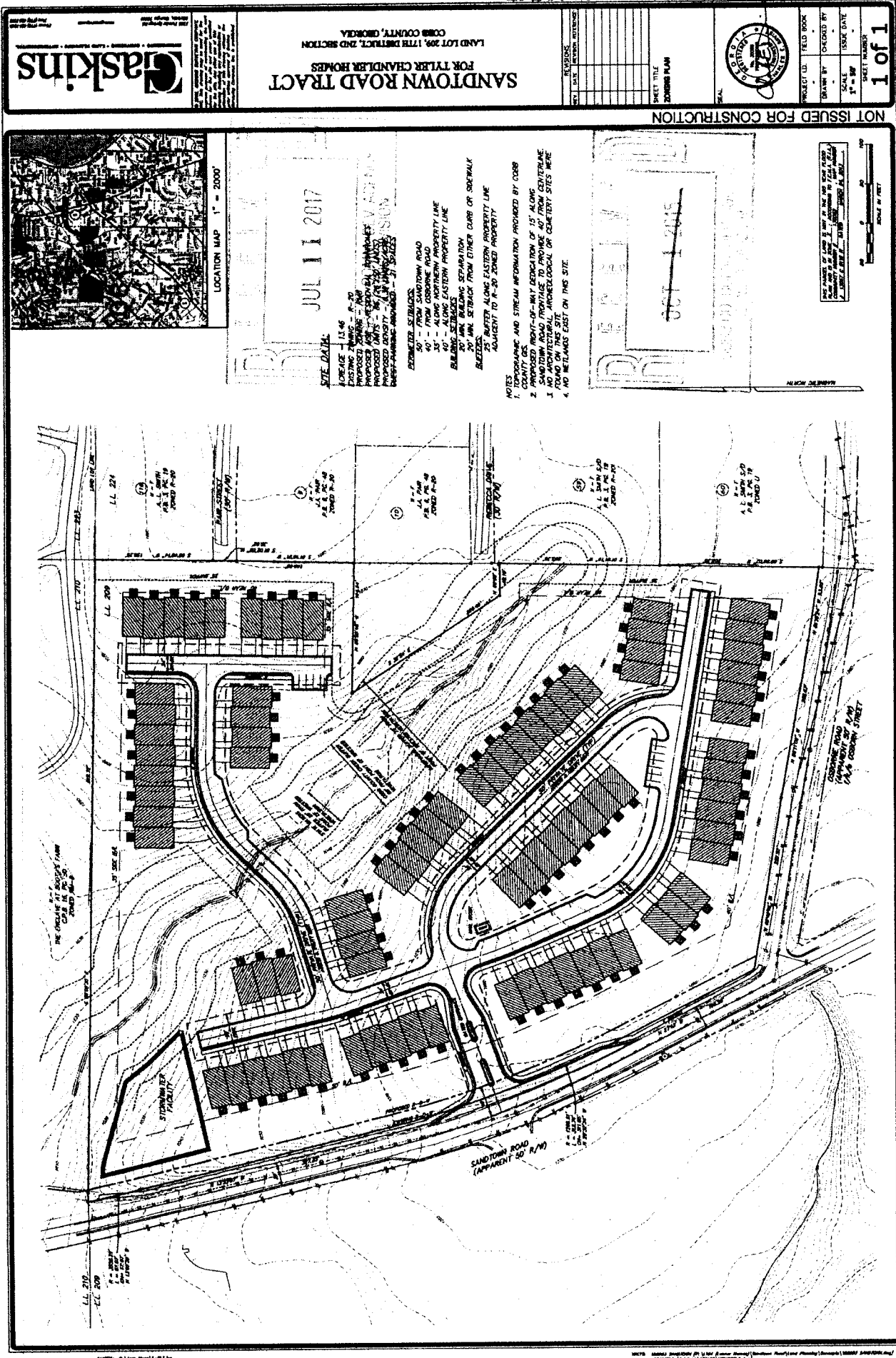
Front Elevation "D"

JUL 11 2017

**SITE PLAN APPROVED BY
BOARD OF COMMISSIONERS
PURSUANT TO
APPLICATION NO. Z-104 (2015)
DECEMBER 15, 2015**

Min. Bk. 77 Petition No. Z-104
 Doc. Type site plan

Meeting Date 12-15-15



**REVISED SITE PLAN APPROVED BY
DISTRICT COMMISSIONER
JUNE 29, 2016**

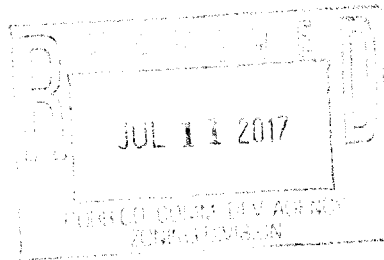
**REVISED SITE PLAN APPROVED BY
DISTRICT COMMISSIONER
JULY 28, 2016**

**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
FOR APPLICATION FOR REZONING
NO. Z-104 (2015) – DECEMBER 15, 2015**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 15, 2015
9:00 A.M.**

The Board of Commissioners Zoning Hearing was held on Tuesday, December 15, 2015 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Vice Chair JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Bob Ott
Commissioner Bob Weatherford



CONSENT AGENDA

MOTION: Motion by Lee, second by Weatherford, to **approve/delete** the following cases on the Consent Agenda *as revised*:

Z-104 TYLER CHANDLER HOMES, LLC (Estate of Thomas Eugene Holbrook, owner) requesting Rezoning from **R-20** to **RM-8** for the purpose of Attached Residential in Land Lot 209 of the 17th District. Located at the northeast corner of Sandtown Road and Osborne Road, and at the western terminus of Pair Street.


To **delete** Z-104 to the **RA-6** zoning district, subject to:

1. Site plan received by Zoning Division on October 1, 2015, with the District Commissioner approving the final site plan (attached and made a part of these minutes)
2. Letter of agreeable conditions from Mr. Kevin Moore dated November 24, 2015 (attached and made a part of these minutes)
3. Architecture to be substantially similar to the rendering in the Zoning Analysis which was received by the Zoning Division October 21, 2015 (attached and made a part of these minutes)
4. Maximum six units per acre
5. Maximum 10% rental
6. Installation of a six foot wooden privacy fence along the adjoining properties that terminate along Pair Street
7. Fire Department comments and recommendations
8. Water and Sewer Division comments and recommendations
9. Stormwater Management Division comments and recommendations
10. Cobb DOT comments and recommendations

CONSENT VOTE: **ADOPTED** unanimously

Min. Bk. 77 Petition No. 2-104
 Doc. Type site plan

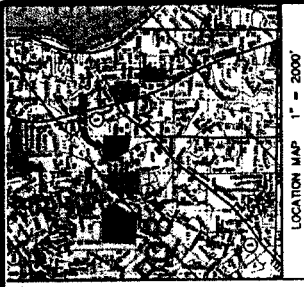
Meeting Date 12-15-15



LAND LOT 209, 17TH DISTRICT, 2ND SECTION
 FOR TYLER CHANDLER HOMES
SANDTOWN ROAD TRACT

NOT ISSUED FOR CONSTRUCTION

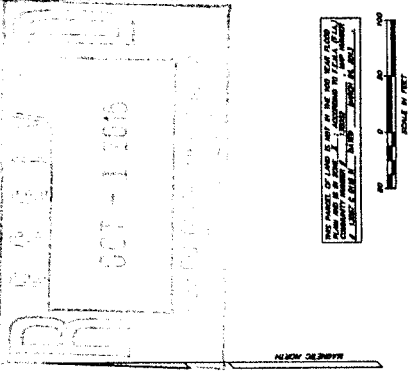
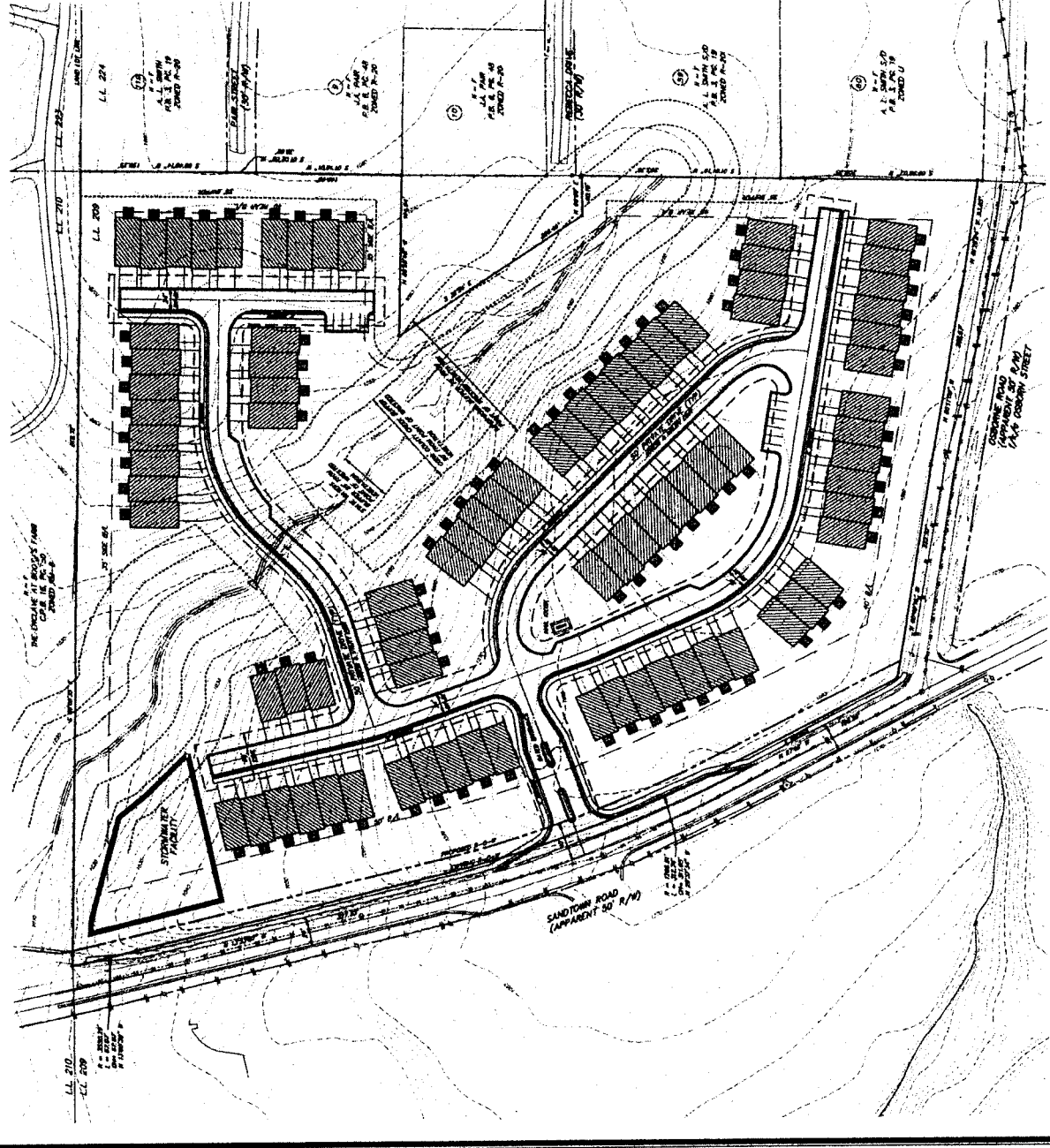
PROJECT ID: FIELD BOOK
 DRAWN BY: CHECKED BY:
 SCALE: 3" = 80'
 SHEET NUMBER: 1 of 1



SITE DATA:
 ZONING - R-30
 PROPOSED ZONING - RM
 PROPOSED USE - RESIDENTIAL TOWNHOUSES
 PROPOSED UNITS - 66 (28 TOWN UNITS)
 PROPOSED GUEST PARKING - 21 SPACES

PERIMETER SETBACKS:
 40' - FROM SANDTOWN ROAD
 35' - FROM NORTHERN PROPERTY LINE
 40' - ALONG EASTERN PROPERTY LINE
 40' - ALONG WESTERN PROPERTY LINE
 20' MIN. SETBACK FROM EITHER CURB OR SIDEWALK
 20' MIN. SETBACK ALONG EASTERLY PROPERTY LINE
 40' - ADJACENT TO R-30 ZONED PROPERTY

NOTES:
 1. TOPOGRAPHIC AND STREAM INFORMATION PROVIDED BY Cobb County GIS
 2. PROPOSED RIGHTS-OF-WAY BOUNDARY OF 45' ALONG SANDTOWN ROAD TO BE SETBACK TO PROPERTY LINE
 3. NO ARCHITECTURAL ARCHAEOLOGICAL OR QUATERNARY SITES WERE FOUND ON THIS SITE
 4. NO WETLANDS EAST ON THIS SITE.



SCALE: 3" = 80'
 SHEET NUMBER: 1 of 1

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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CHARLESTON, SOUTH CAROLINA 29492
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OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
**** ALSO ADMITTED IN CA
^ ALSO ADMITTED IN TX
\$ ALSO ADMITTED IN AL
‡ ALSO ADMITTED IN KY
+ ALSO ADMITTED IN SC
ALSO ADMITTED IN NC
** ALSO ADMITTED IN IN
* ADMITTED ONLY IN TN
‡ ADMITTED ONLY IN FL
*** ADMITTED ONLY IN SC
◦ ADMITTED ONLY IN KY

November 24, 2015

Min. Bk. 77 Petition No. Z-104
Doc. Type letter

Hand Delivered

Meeting Date 12-15-15

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for Rezoning - Application No. Z-104 (2015)
Applicant: Tyler Chandler Homes, Inc.
Property Owner: Estate of Thomas Eugene Holbrook
Property: 13.46 acres, more or less, located at the northeast intersection of Sandtown Road and Osborne Road, Land Lot 209, 17th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent Tyler Chandler Homes, Inc., the Applicant (hereinafter "Applicant"), and the Estate of Thomas Eugene Holbrook, the Property Owner (hereinafter "Owner"), in their Application for Rezoning with regard to property located at the northeast intersection of Sandtown Road and Osborne Road, and being 13.46 acres, Land Lot 209, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meeting with planning and zoning staff and various Cobb County departmental representatives, discussions with area homeowner representatives and residents, and reviewing the staff comments and recommendations; as well as, the uses of surrounding properties, we have

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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Continued

been authorized by the Applicant 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 Subject Property. The proposed 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; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of RM-8; however, Applicant seeks to delete the requested category to RA-6, with reference to the Zoning Plan prepared for Applicant by Gaskins Surveying Company, Inc., filed with the Zoning Office with the Application for Rezoning on October 1, 2015. A reduced copy of the Zoning Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference. The final Site Plan shall be approved by the District Commissioner as part of the permitting process.
- (3) The Subject Property consists of approximately 13.46 acres and shall be developed for a residential community, in the townhome style, containing a maximum of six (6) units per acre.
- (4) The proposed townhomes shall be traditional in style and architecture and shall have a minimum two-car garage.
- (5) The proposed townhomes shall have exteriors consisting of brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, hardi-plank, or combinations thereof, with complementary accents. No vinyl materials shall be used on the exterior of the proposed townhome residences. The townhomes within the proposed community shall be substantially similar in style and architecture to the elevation attached as Exhibit "B."
- (6) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled living space.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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Petition No. Z-104
Meeting Date 12-15-15
Continued

- (7) The proposed residential community shall be a "condominium" development as that term is used and defined under the Cobb County Zoning Ordinance and shall comply in all respects with the Cobb County Zoning Ordinance; and shall not be subject to the "Georgia Condominium Act."
- (8) Applicant agrees to the recording and enforcement of a Declaration of Restrictive Covenants which shall contain covenants, rules, and regulations applicable to the proposed townhome community.
- (9) Additionally, and in conjunction with the Declaration of Restrictive Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, private streets, mail kiosk, exterior yard areas and home exteriors, and the like, contained within the community.
- (10) Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the proposed townhomes.
- (11) The yard areas around each unit shall be fully sodded and maintained by the mandatory homeowners association to be created through the Declaration of Restrictive Covenants applicable to the proposed community.
- (12) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents consistent with the architecture and style of the residences. The entrance landscaping shall be professionally designed, implemented, and maintained. All signage shall comply with the Cobb County Sign Ordinance.
- (13) The setbacks, which shall be maintained for the proposed community will be as follows:
 - (a) Fifty (50) feet along Sandtown Road;
 - (b) Forty (40) feet setback along Osborne Road;
 - (c) Thirty-five (35) foot setback along the northern property line of the Subject Property;

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
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Meeting Date 12-15-15
Continued

- (d) Forty (40) foot setback along the eastern property line of the Subject Property; and
- (e) Interior setbacks shall be as shown on the referenced Zoning Plan.
- (14) There shall be internal sidewalks within the proposed townhome community, as more particularly shown and reflected on the referenced Zoning Plan.
- (15) The proposed townhome community shall have private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb. Construction of the private streets shall comply in all respects as to materials, base, and other requirements with the Cobb County Code.
- (16) Applicant shall be allowed to provide for a gated community pursuant to Cobb County standards.
- (17) All utilities servicing the residences within the proposed community shall be located underground.
- (18) There shall be a twenty-five (25) foot buffer, natural and landscaped, along the eastern property line of the Subject Property, adjacent to R-20 zoned property.
- (19) All landscaping referenced herein; including, but not limited to, the frontage, entrance area, street frontage, island areas, buffers, and open space areas, shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed community, which shall also be approved by the District Commissioner prior to permitting.
- (20) Detention and water quality facilities for the proposed community shall be as shown and reflected on the Zoning Plan. Said facilities shall be screened by black, vinyl-clad chain link fencing, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening.
- (21) Applicant agrees to comply with all Cobb County and State of Georgia stream buffer requirements as more particularly shown and reflected on the Zoning Plan.
- (22) The District Commissioner shall have the authority to approve minor modifications to these stipulations and conditions and the Zoning Plan as the development proposal proceeds through the Plan Review process and thereafter.

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Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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Petition No. Z-104
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Continued

For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer area or landscape strip to adjacent property; relocate a structure closer to a property line so as to violate a setback; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application agenda.

- (23) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (24) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (25) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
- (26) The community shall have an amenity area consisting of a pavilion or other such type community-gathering place.
- (27) Within the Declaration of Covenants and Restrictions for the proposed community, there shall be included a restriction which limits the rental of any homes to no more than ten (10) percent of the total number of homes.

We believe the requested zoning, together with the Zoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration developments and uses of properties in the surrounding area. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

MOORE INGRAM JOHNSON & STEELE

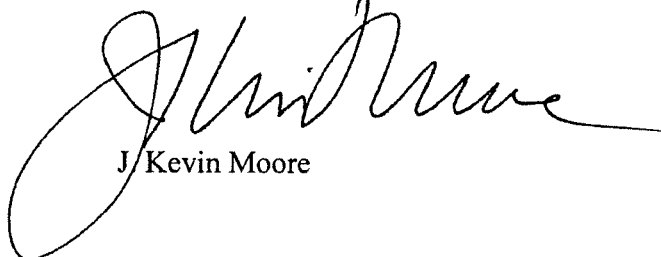
Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 6 of 6
November 24, 2015

Petition No. 2-104
Meeting Date 12-15-15
Continued

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments (2)

c: Cobb County Board of Commissioners:

Timothy D. Lee, Chairman

JoAnn Birrell

Lisa N. Cupid

Robert J. Ott

Bob Weatherford

(With Copies of Attachments)

Cobb County Planning Commission:

Mike Terry, Chairman

Christi S. Trombetti

Judy Williams

Skip Gunther

Galt Porter

(With Copies of Attachments)

Tyler Chandler Homes, Inc.

(With Copies of Attachments)



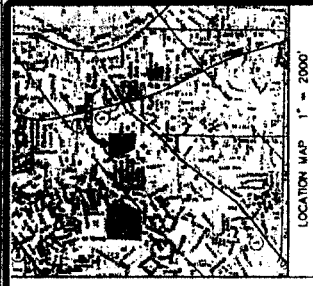
SANDTOWN ROAD TRACT
FOR TYLER CHANDLER HOMES

LAND LOT 209, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA



PROJECT TO: SANDTOWN ROAD TRACT
TOWN BY: COBB COUNTY
SCALE: 1" = 50'
DATE: 11/15/15
SHEET NUMBER: 1 of 1

NOT ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 2000'

SITE DATA:

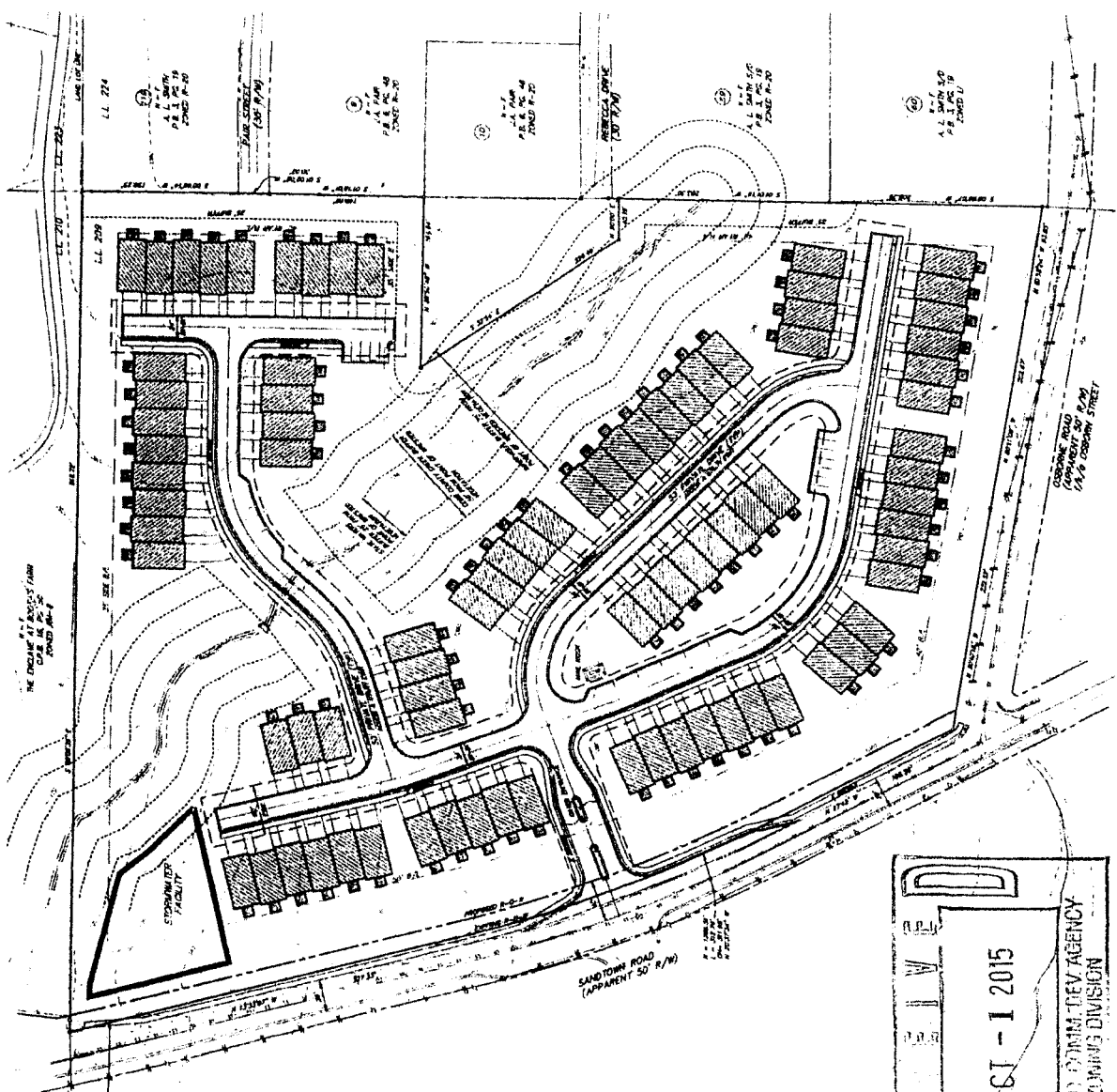
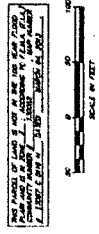
ADDRESS - 1148
EXISTING ZONING - R-20
PROPOSED ZONING - RM6
PROPOSED USE - RESIDENTIAL TOWNHOMES
PROPOSED UNITS - 86 (28 20' UNITS)
PROPOSED DRIVEWAY - 10' WIDE
GUEST PARKING PROVIDED - 21 SPACES

SETBACKS:

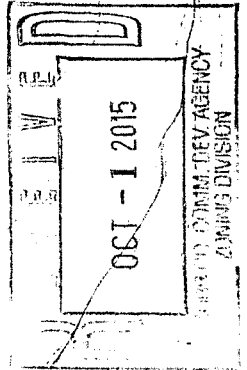
40' - FROM COBB COUNTY ROAD
35' - ALONG NORTHERN PROPERTY LINE
30' - ALONG EASTERN PROPERTY LINE
20' - ALONG SOUTHERN PROPERTY LINE
20' MIN. SETBACK FROM EITHER CURB OR SIDEWALK
10' MIN. SETBACK FROM EASTERN PROPERTY LINE
10' MIN. SETBACK FROM SOUTHERN PROPERTY LINE

NOTES:

1. TOPOGRAPHIC AND STREAM INFORMATION PROVIDED BY COBB COUNTY GIS.
2. PROPOSED FRONT-OF-YARD SETBACK OF 10' ALONG THE NORTHERN PROPERTY LINE.
3. ALL ARCHITECTURAL APPROVED LOGICAL OR STAIRWAY SITES HAVE BEEN FOUND ON THIS SITE.
4. NO METLANDS EAST ON THIS SITE.



Petition No. 2-104
Meeting Date 12-15-15
Continued



Petition No. Z-104
Meeting Date 12-15-15
Continued

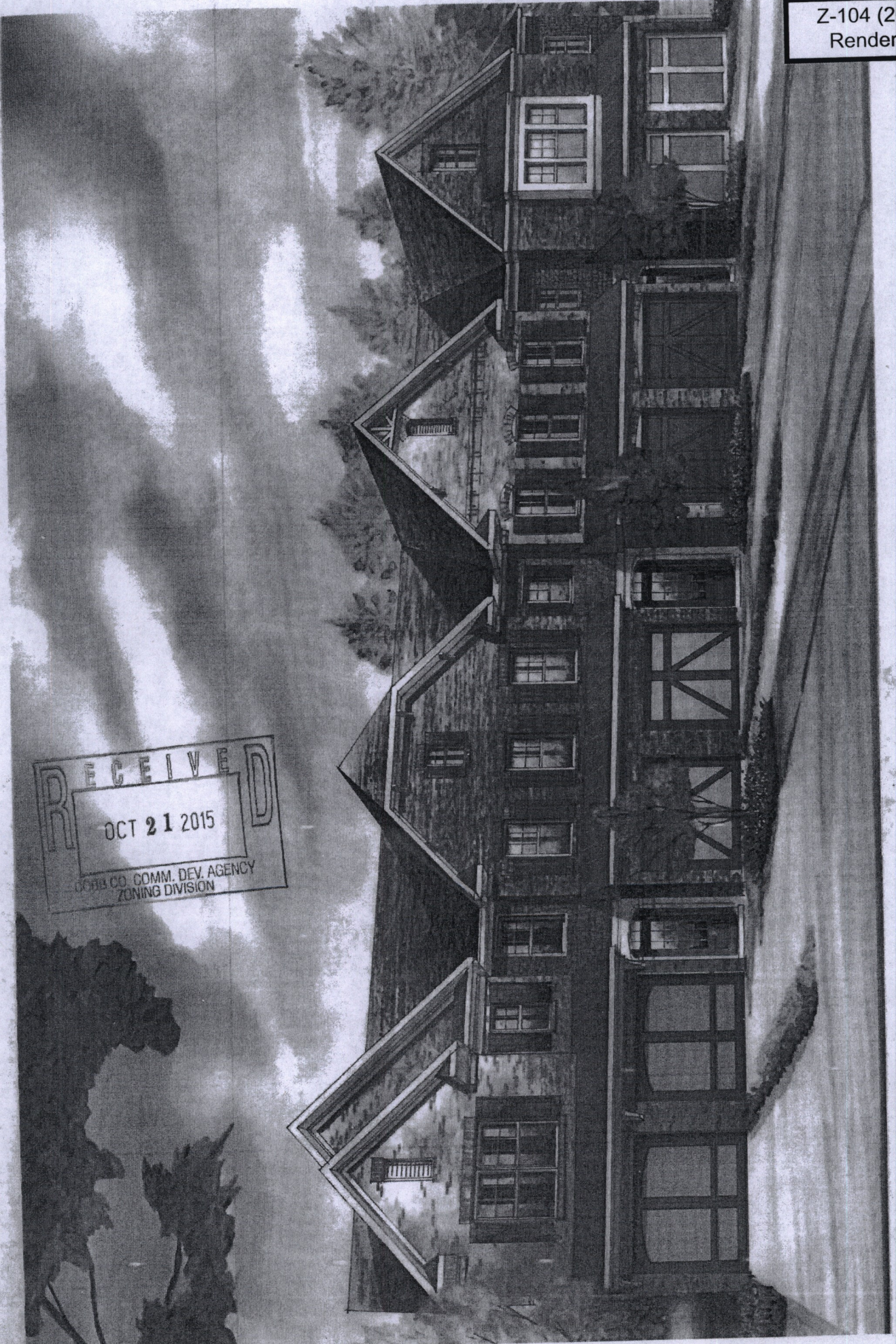


EXHIBIT "B"

Z-104 (2015)
Rendering

Min. Bk. 77 Petition No. Z-104
Doc. Type Rendering

Meeting Date 12-15-15



RECEIVED
OCT 21 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

**2016 PAID AD VALOREM PROPERTY TAX
RECEIPT FOR TAX PARCEL
NO. 17020900010**



Printed: 7/7/2017

Cobb County Online Tax Receipt

Thank you for your payment!

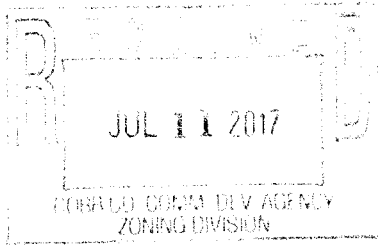
CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
 Phone 770-528-8600
 Fax 770-528-8679

TYLER CHANDLER HOMES LLC

HOLBROOK THOMAS EUGENE ESTATE OF

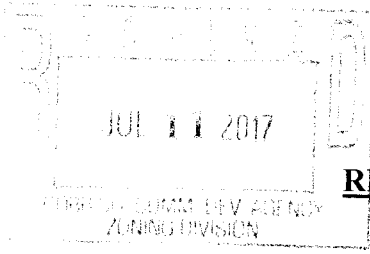
Payment Date: 11/15/2016

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2016	17020900010	10/17/2016	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$8.69	\$76.34	\$0.00	\$0.00	\$1,611.77	\$0.00



Scan this code with your mobile phone to view this bill!

**APPLICANT/OWNER AUTHORIZATION
AS TO EXECUTION OF
APPLICATION FOR “OTHER BUSINESS”
AND PROCEEDING WITH AMENDMENT**



RESOLUTION OF TYLER CHANDLER HOMES, LLC

THE UNDERSIGNED, being the Manager of TYLER CHANDLER HOMES, LLC a Georgia limited liability company (hereinafter referred to as the “Company”), does on oath, state as follows:

WHEREAS, the Company intends to file an Application for “Other Business” as to real property located in Land Lot 209, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly located on the northeast corner of Sandtown Road and Osborne Road, and at the western terminus of Pair Street, being 13.485 acres, more or less, Marietta, Cobb County, Georgia (hereinafter referred to as the “Subject Property”); and

WHEREAS, in connection with the filing of said Application, the Company must execute the Application for “Other Business” and other ancillary documentation (hereinafter collectively referred to as “Application”) to consummate the contemplated filing of the Application, and a Resolution is needed to authorize the Application and to specifically authorize the execution on behalf of the Company of all documents necessary to consummate the Application; and,

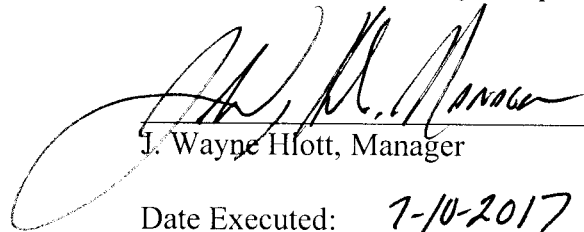
WHEREAS, the undersigned is the Manager of the Company.

NOW, THEREFORE, BE IT RESOLVED that J. WAYNE HIOTT, as Manager, is authorized to execute the aforesaid Application for “Other Business” and any and all other documents necessary or appropriate to file and complete the amendment proposed in the Application for development of the Subject Property on such terms, conditions, and provisions as he deems necessary and appropriate; such execution of any documents being conclusive evidence that J. WAYNE HIOTT deems the terms, conditions, and provisions thereof to be proper and in the best interest of the Company.

RESOLVED, FURTHER, that any and all acts of J. WAYNE HIOTT are pursuant to the authority granted to him by the Company and are accepted as actions of the Company.

IN WITNESS WHEREOF, the undersigned Manager of the Company has hereunto set his hand and seal as of the day and year written below.

TYLER CHANDLER HOMES, LLC
a Georgia limited liability company



J. Wayne Hiott, Manager
Date Executed: 7-10-2017