

**NOVEMBER 21, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-057

To consider a site plan amendment for St. Clair Holdings regarding rezoning application #452 of 1984 (Woodlawn Venture), for property located on the west side of Woodlawn Road, south of Woodlawn Parkway in Land Lot 13 of the 1st District (1149 Woodlawn Drive).

BACKGROUND

The subject property was rezoned to RA-4 in 1985 pursuant to a court order from the 1984 rezoning case. One of the stipulations from the rezoning action called for the Board of Commissioners to approve the final site plans. The Board of Commissioners approved the main portion of the RA-4 zoned property in 1985 and that was developed as the subdivision known as Woodlawn Commons which has a density of 3.14 units per acre. The applicant's 3.1 acre tract was not show as being developed into lots with Woodlawn Commons in the 1985 zoning action. The applicant has submitted a site plan with 12 lots which equates to 3.9 units per acre. The total combined density of both subdivisions would be 3.76 units per acre. The applicant's proposal meets the RA-4 zoning code except for reduced front setbacks on lots 7-12, which are shown from required 20' to proposed 15'. The proposed internal roadways would be private just like the roads are in Woodlawn Commons. If approved, all other zoning stipulations would remain in effect.

STAFF COMMENTS

Stormwater Management: Subject to approval of stormwater management plat at Plan Review.

Cobb DOT: 1) Recommend a deceleration lane on Woodlawn Drive for the entrance; 2) Recommend private streets be constructed to the Cobb County Standard Specifications; 3) Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway; 4) Recommend replacing disturbed curb, gutter, and sidewalk along the Woodlawn Drive frontage; and 5) Recommend driveway for Lot 1 be a minimum of 50' from Woodlawn Drive.

RECOMMENDATION

The Board of Commissioners consider the request for the site plan and stipulation amendments.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11-21-17

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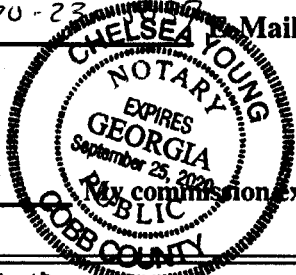
COBB CO. COMM. DEV. AGENCY

Applicant: ST. CLAIR HOLDINGS. Phone #: 770-231-5637
(applicant's name printed)

Address: 999 PEACHTREE ST. NE. ATLANTA 30309 E-Mail: CLARK@STCLAIRHOLDINGS.COM

PATRICK CLARK. Address: 4043 CHAMWOOD TRAIL, MARIETTA GA 30062
(representative's name, printed)

[Signature] Phone #: 770-231-5637 E-Mail: CLARK@STCLAIRHOLDINGS.COM
(representative's signature)



Signed, sealed and delivered in presence of:

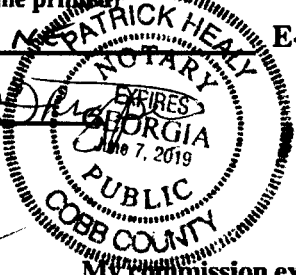
[Signature]
Notary Public

My commission expires: 09/25/2020

Titleholder(s): JUDITH T. THIGPEN AND JOHN H. THIGPEN III Phone #: 770-633-7600
(property owner's name printed)

Address: 1149 WOODLAWN DR. MARIETTA, GA 30068 E-Mail: jhtiii@bellsouth.net

[Signature]
(Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 6/7/2019

Commission District: 2 Zoning Case: 2-452 OF 1984.

Size of property in acres: 3.1 ± ac. Original Date of Hearing: 12-11-1984.

Location: 1149 WOODLAWN DR. MARIETTA, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 130 District(s): 7th.

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

SITE PLAN AMMENDMENT - 12 RA-4 LOTS.

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application 10/31/84 Date of Hearing 12/11/84
Titleholder 1. Woodlawn Venture, Inc. Signature 1. [Signature]
2. North Cobb Investors Signature 2. [Signature]
3. Mark Pentecost Signature 3. Mark Pentecost
Address 1. & 2. P. O. Box 76576 Atlanta, Ga. 30328 Phone 1. & 2. 955-6900 3. 351-51
3. 35 Collier Rd., Atlanta, Ga. 30338
Applicant Woodlawn Venture Signature [Signature]
Address p. o. Box 76576 Atlanta, Ga. 30328 Day Phone 955-6900
To Zone From 1. RA-6 and O&I To 1. G.C. Land Use
2. RA-6 To 2. RA-4
For the Purpose of single family subdivision and shopping center
Land Lot(s) 13 District 1 Section 2, Cobb County
Containing 32.573 acres
Located south of Johnson Ferry Rd., west of Woodlawn Rd.

This property being more particularly described as follows:
SEE ATTACHED SHEETS.

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ZONING DIVISION

RECOMMENDATION OF PLANNING COMMISSION 12-11-84, Planning Commission recommended
application be approved. Motion by Brown, seconded by Jones; carried 5-0.

[Signature] Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 12-11-84, Board of Commissioners rejected
application. Motion by Williams, seconded by Burton; carried 4-1, Paschal opposed.

8-27-85. Per Court Order, the Board of Commissioners approved the above request subject to the portion
requesting GC zoning being deleted to NS. Said approval is further subject to final site plans being submitted
to the Board for approval. Said plans to include a 50 ft. planted buffer according to an approval landscape
plan. Motion by Williams, seconded by Paschal; carried 3-1-1, Burton opposed, Smith abstained

[Signature], Chairman

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing Dec. 11, 1984

Applicant's Name Woodlawn Venture

Address P. O. Box 76576, Atlanta

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Recommendation of Planning Commission (Cont'd from page 1):

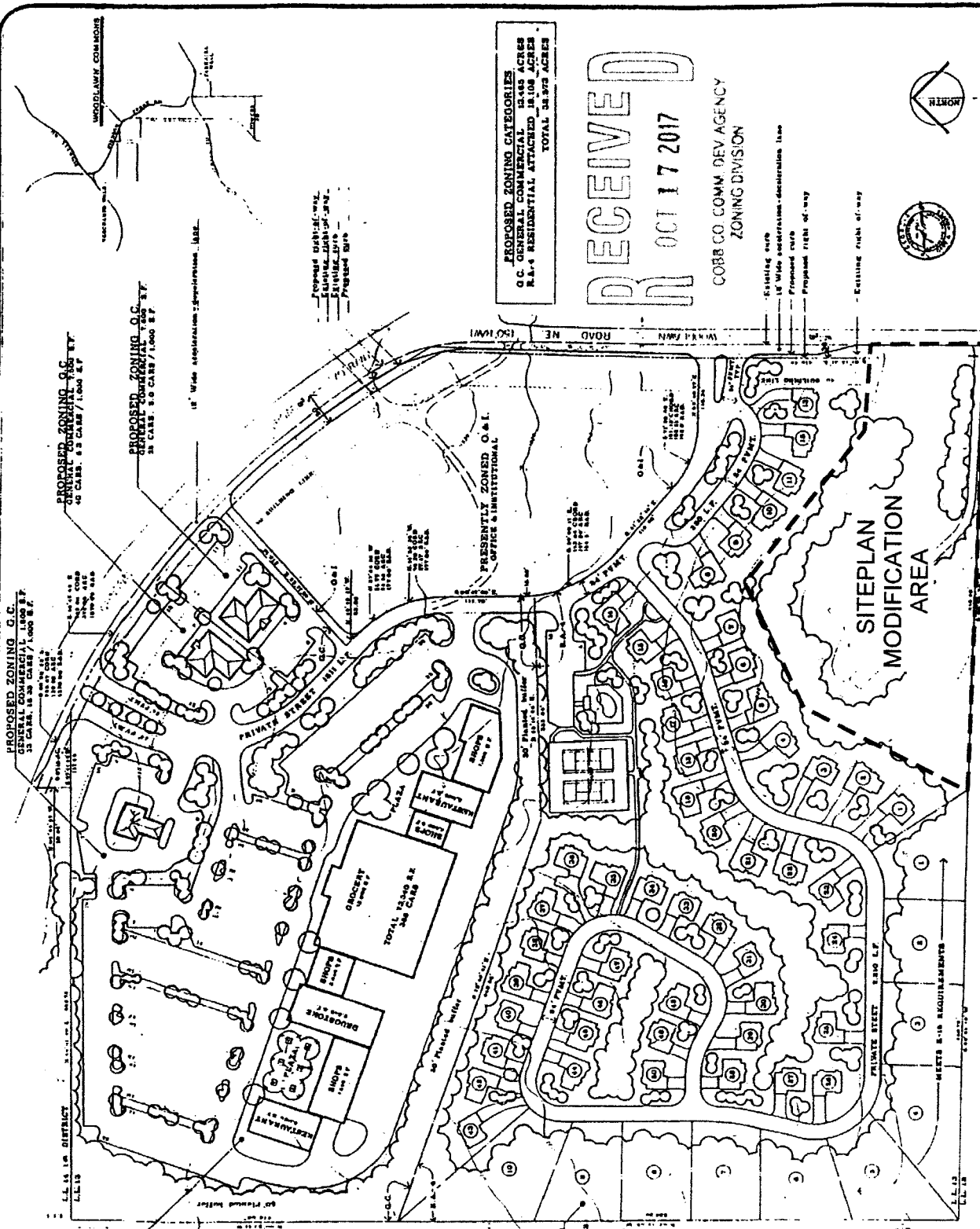
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

_____, Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

1-14-86, Board of Commissioners approved final site plan for
Woodlawn Venture, Woodlawn Square subject to the revised site
plan landscape plan and grading plan on file in the zoning division
all of which are marked exhibit A. Said approval is also subject
to the stipulations that the lighting in the parking lot is to be low
level and not exceed 40 feet in height and the security lightning
is to be attached to the buildings and not project onto adjacent
property.. Motion by Williams, seconded by Paschal; carried 4-0.

Carl E. Smith, Chairman



PROPOSED ZONING G.C.
 GENERAL COMMERCIAL
 71,840 SF, 148 CARS
 2.12 CARS/1,000 SF.

PROPOSED ZONING G.C.
 GENERAL COMMERCIAL
 15,348 SF, 30 CARS
 2.12 CARS/1,000 SF.

PROPOSED ZONING G.C.
 GENERAL COMMERCIAL
 15,348 SF, 30 CARS
 2.12 CARS/1,000 SF.

PROPOSED ZONING G.C.
 GENERAL COMMERCIAL
 15,348 SF, 30 CARS
 2.12 CARS/1,000 SF.

PROPOSED ZONING CATEGORIES
 G.C. GENERAL COMMERCIAL 12,448 ACRES
 R.A.-6 RESIDENTIAL ATTACHED 18,108 ACRES
 TOTAL 30,556 ACRES

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COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

Existing curb
 18' Wide pedestrian demonstration line
 Proposed curb
 Proposed right of way
 Existing right of way



WOODLAWN COMMONS
 MARETT PROPERTIES INC.

REECE HOOPES & FINCHER
 LAND PLANNERS - LANDSCAPE ARCHITECTS

0 30' 60'
 SCALE