

# 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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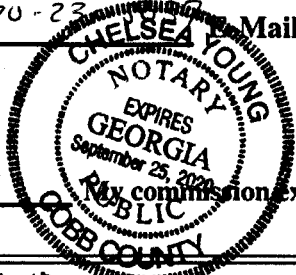
COBB CO. COMM. DEV. AGENCY

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:

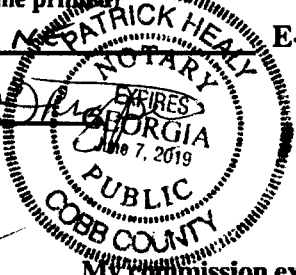
[Signature]  
Notary Public

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.

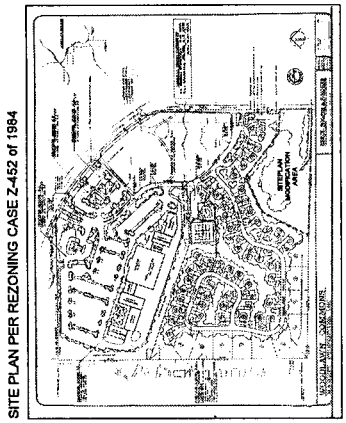
Proposed  
Site  
Plan

PER ZONING DIVISION COMMENTS:  
PROJECT IS SUBJECT TO STIPULATIONS OF PAST  
REZONING CASE Z-452 OF 1984 INCLUDING, BUT NOT  
LIMITED TO:

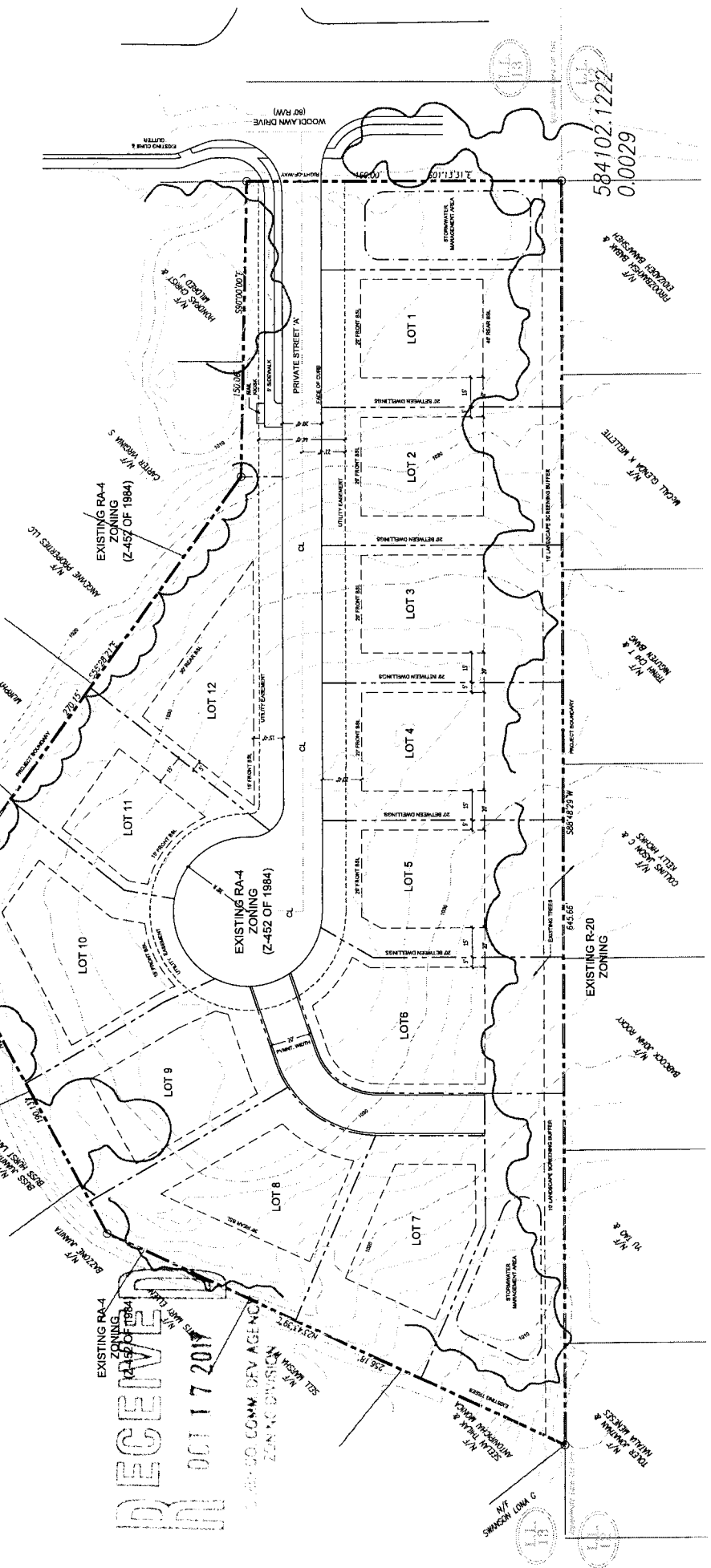
1. THE PROJECT SHALL BE CONFINED TO THE EXISTING RA-4 ZONING DISTRICT (Z-452 OF 1984) AND SHALL NOT BE EXTENDED TO ADJACENT ZONING DISTRICTS.  
2. THE PROJECT SHALL BE CONFINED TO THE EXISTING RA-4 ZONING DISTRICT (Z-452 OF 1984) AND SHALL NOT BE EXTENDED TO ADJACENT ZONING DISTRICTS.  
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**SITE DATA**  
SUBJECT: 1149 WOODLAWN DRIVE  
CURRENT ZONING: RA-4  
MIN. LOT WIDTH: 70 FT.  
MIN. LOT AREA: 27,000 SQ. FT.  
MIN. FRONT SETBACK: 20 FT.  
MIN. SIDE SETBACK: 10 FT.  
MIN. REAR SETBACK: 10 FT.  
MAX. DENSITY: 4 UNITS/AC.  
\* ABUTTING EXTERIOR TRACT BOUNDARY  
PROPOSED LOTS: 12  
PROPOSED DENSITY: 33 UNITS/AC.

**NOTES**  
1. BASE INFORMATION TRACT BOUNDARY, EXISTING CONTIGUOUS, AND INFORMATION TRACT BOUNDARY ARE APPROXIMATE.  
2. THIS PLAN IS PRELIMINARY AND IS SUBJECT TO CHANGE.  
3. NO 100 YEAR FLOOD PLAN ON SITE.  
4. NO UTILITIES.  
5. NO UTILITIES.



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ZONING DIVISION



Rev. Oct. 16, 2017  
July 15, 2016  
0 20' 40'  
NORTH

PRELIMINARY SITE PLAN  
1149 WOODLAWN DRIVE  
LAND LOT 13, 1ST. DISTRICT 2ND SECTION COBB COUNTY, GEORGIA

SCH  
CLARK HARRIS  
CLIENT  
HOOPER & FROST  
ST. CLAIR HOLLINGS

rhbf  
Reese Hoopes Fincher

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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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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):

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ZONING DIVISION

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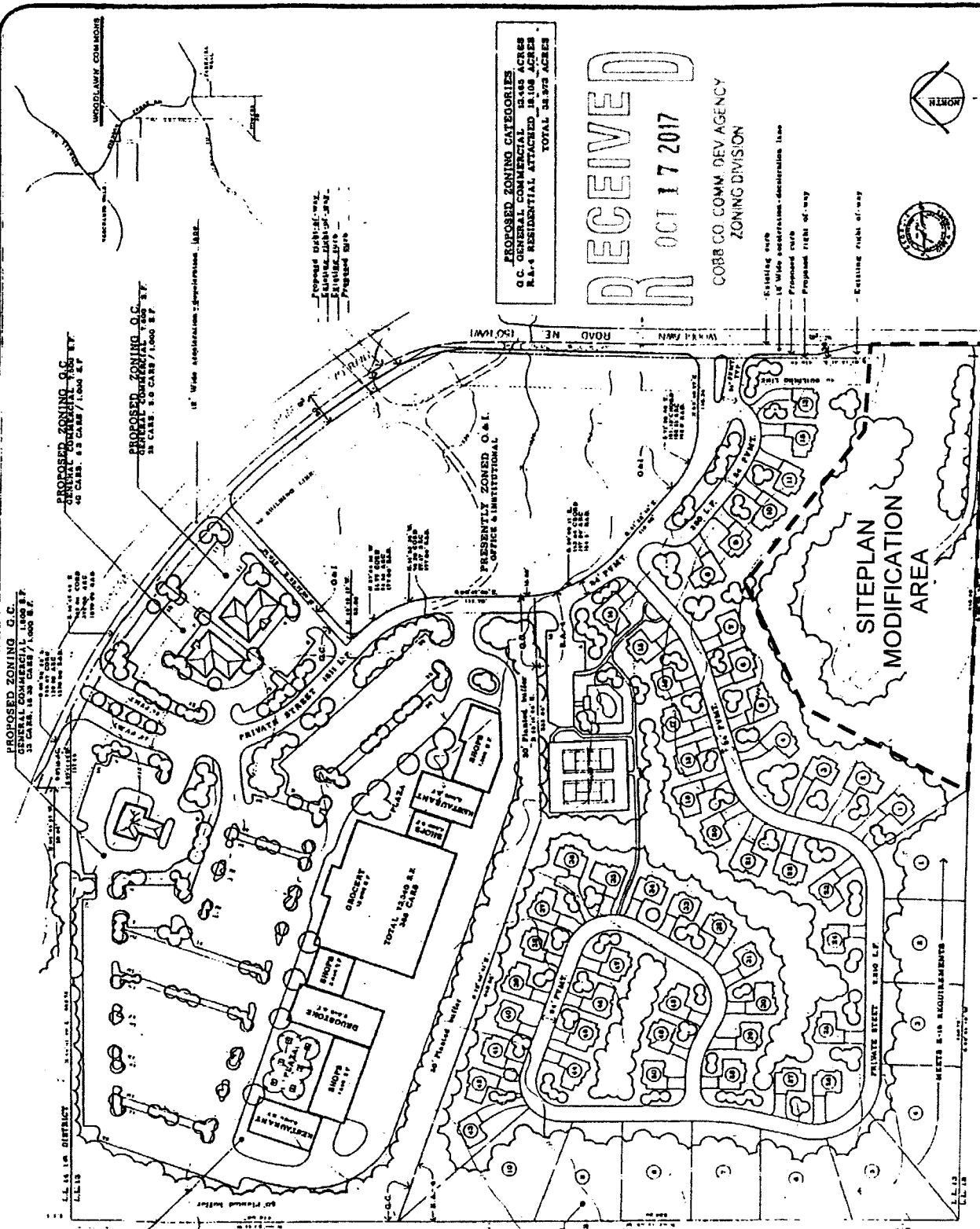
\_\_\_\_\_, Chairman

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



1410 DISTRICT L.L. 278  
 PROPOSED ZONING G.C.  
 GENERAL COMMERCIAL  
 71,840 SF, 143 CARS  
 2.12 CARS/1,000 SF.

1410 DISTRICT L.L. 278  
 PROPOSED ZONING G.C.  
 42 CARS, 8.2 CARS/1,000 SF.

1410 DISTRICT L.L. 278  
 PROPOSED ZONING G.C.  
 38 CARS, 8.0 CARS/1,000 SF.

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

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WOODLAWN COMMONS  
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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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WOODLAWN COMMONS  
 MARETT PROPERTIES INC.

WOODLAWN COMMONS  
 MARETT PROPERTIES INC.  
 REECE HOOPES & FINCHER  
 LAND PLANNERS - LANDSCAPE ARCHITECTS