

**SEPTEMBER 16, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM OB-59

PURPOSE

To consider a site plan amendment for Hedgerose Development regarding rezoning application Z-86 of 1999 (Jack E. Wilson), for property located on the south side of Stilesboro Road, east of Mars Hill Road in Land Lots 223 and 224 of the 20th District.

BACKGROUND

The subject property was rezoned to Low Rise Office (LRO) for a small office park as part of a larger rezoning application that has single-family houses and suburban condominiums. The applicant would like to remove one 5,000 square foot building and replace it with a fifteen parking spaces since there is a need for more parking in the office park. If approved, all previous zoning stipulations would remain in effect.

RECOMMENDATION

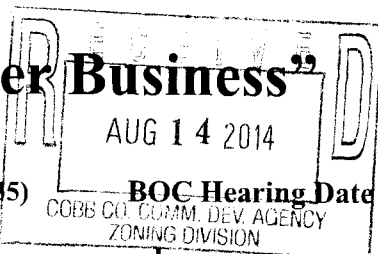
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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



OB-59

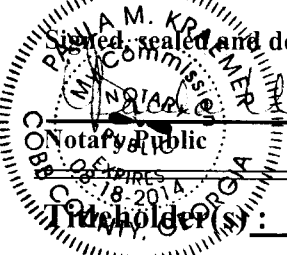
BOC Hearing Date Requested: 9-16-14

Applicant: Hedgerose Development Phone #: 678.305.9420
(applicant's name printed)

Address: 3085 PACES MILL RD. ATLANTA, GA 30339 E-Mail: jlane@telfairbrokers.com

JUSTIN LANE Address: 3085 PACES MILL RD. ATLANTA, GA 30339
(representative's name, printed)

Jnt Lane Phone #: 404.569.0526 E-Mail: jlane@telfairbrokers.com
(representative's signature)



Signed, sealed and delivered in presence of: [Signature] My commission expires: Aug 18, 2014

Property Owner(s): Hedgerose Development Phone #: 678.305.9420
(property owner's name printed)

Address: 3085 PACES MILL RD. ATLANTA, GA 30339 E-Mail: jlane@telfairbrokers.com

Jnt Lane PRESIDENT
(Property Owner's signature)



Signed, sealed and delivered in presence of: [Signature] My commission expires: Aug 18, 2014

Commission District: 1 Zoning Case: Z 8699

Date of Zoning Decision: May 2003 Original Date of Hearing: July 20, 1999

Location: Southside of Stilesboro Road, East of Mars Hill Rd.
(street address, if applicable; nearest intersection, etc.)

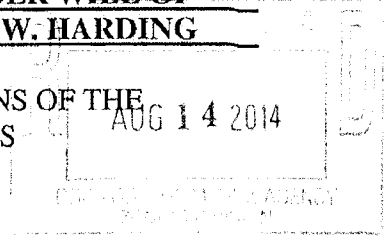
Land Lot(s): 224 District(s): 20th

State specifically the need or reason(s) for Other Business: Revise Drive, Parking and building in SW area of Parcel B (Neighborhood Offices) as indicated on the revised site plan for Hedgerose Commercial by Gaskins dated 8-12-14.

ORIGINAL DATE OF APPLICATION: 07-20-99

APPLICANTS NAME: JACK E. WILSON, EXECUTOR UNDER WILL OF
MRS. MARY C. NASH AND LAURA W. HARDING

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



BOC DECISION OF 05-20-03 ZONING HEARING:

OTHER BUSINESS ITEM #8 - TO CONSIDER A SITE PLAN AND STIPULATION AMENDMENTS FOR STILESBORO DANIELL, LLC REGARDING Z-86 (JACK E. WILSON, EXECUTOR UNDER WILL OF MRS. MARY C. NASH AND LAURA W. HARDING) OF JULY 20, 1999

To consider a site plan and stipulation amendments for Stilesboro Daniell, LLC regarding Z-86 (Jack E. Wilson, Executor Under Will of Mrs. Mary C. Nash and Laura W. Harding) of July 20, 1999, for property located on the south side of Stilesboro Road, east of Mars Hill Road in Land Lots 223 and 224 of the 20th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan and stipulation amendments. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by W. Thompson, to **approve** site plan and stipulation amendments for Stilesboro Daniell, LLC regarding Z-86 (Jack E. Wilson, Executor Under Will of Mrs. Mary C. Nash and Laura W. Harding) of July 20, 1999, for property located on the south side of Stilesboro Road, east of Mars Hill Road in Land Lots 223 and 224 of the 20th District **subject to:**

- site plan received by the Zoning Office on April 17, 2003 (copy attached and made a part of these minutes)
- letter of agreeable stipulations dated April 17, 2003, *not otherwise in conflict with these stipulations* (copy attached and made a part of these minutes)
- suburban condominium unit sales limited to persons 55 years of age or older
- all suburban condominiums "for sale" units only
- all previously approved conditions/stipulations to remain in full force and effect

VOTE: **ADOPTED** unanimously

Min. Bk. 23 Petition No. (Z-8607/20/99)
 Doc. Type Site Plan
 Meeting Date May 20, 2003

RECEIVED
 AUG 14 2014
 COBB COUNTY PLANNING AGENCY
 ZONING DIVISION

Parcel C
 Single-Family Neighborhood
 Total Site Area: 81.6 AC
 Proposed Zoning: R-28 (OSK)
 Total Lots: 91
 Net Density: 1.46 UNVAC
 Minimum Lot Size: 15,931 SF
 Average Lot Size: 14,897 SF
 Effective Average Lot Size: 14,897 SF
 Building Footprint: 1,511,000 SF
 Min. Lot Width at R.L.L.: 50'
 Total Open Space: 31.34 AC
 Total Amenity Areas: 1.51 AC

Parcel A
 Total Site Area: 104.6 AC
 Proposed Zoning: R-34
 Total Lots: 314
 Net Density: 3.11 UNVAC
 Minimum Lot Size: 15,931 SF
 Average Lot Size: 14,897 SF
 Effective Average Lot Size: 14,897 SF
 Building Footprint: 1,511,000 SF
 Min. Lot Width at R.L.L.: 50'
 Total Open Space: 31.34 AC
 Total Amenity Areas: 1.51 AC

Parcel B
 Neighborhood Office
 Total Site Area: 28.9 AC
 Proposed Zoning: LNO
 Total Lots: 241
 Net Density: 8.34 UNVAC
 Minimum Lot Size: 15,931 SF
 Average Lot Size: 14,897 SF
 Effective Average Lot Size: 14,897 SF
 Building Footprint: 1,511,000 SF
 Min. Lot Width at R.L.L.: 50'
 Total Open Space: 31.34 AC
 Total Amenity Areas: 1.51 AC

Site Data

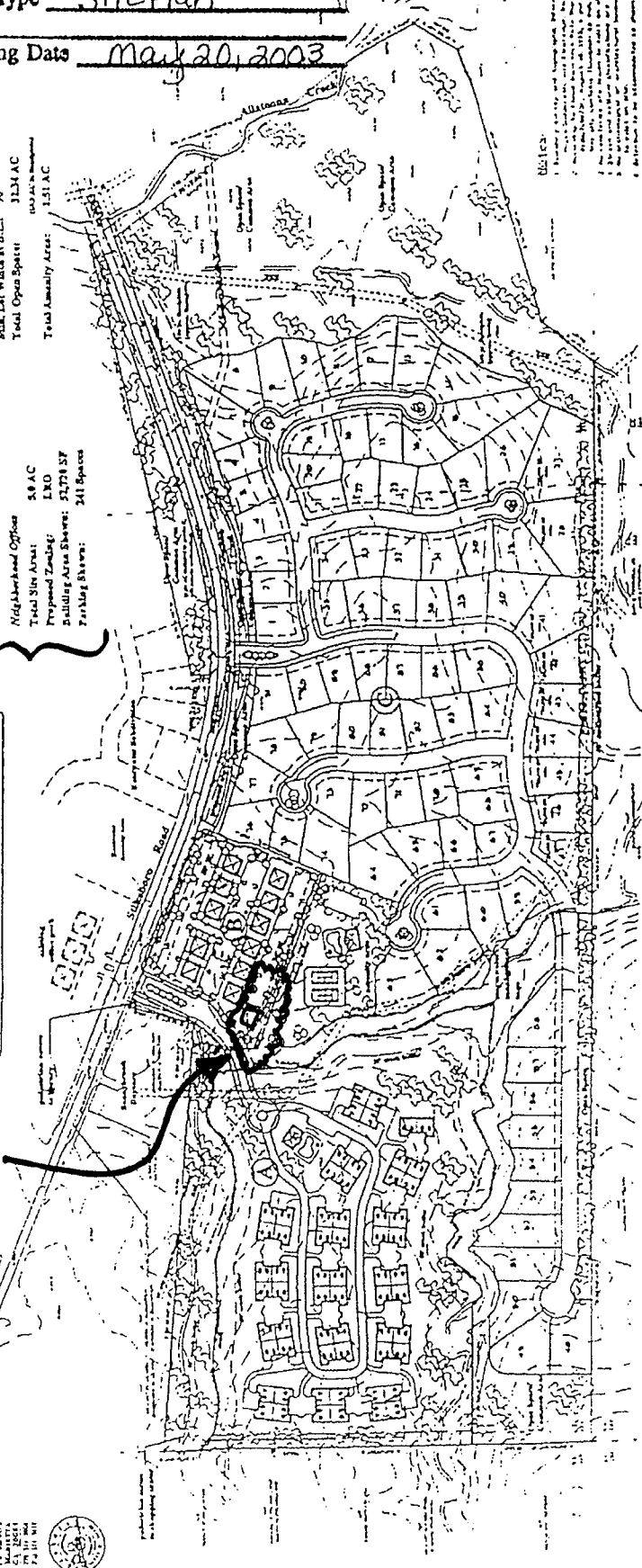
RECEIVED
 APR 17 2003
 COBB CO. COMM. DEV. DEPT.
 ZONING DIVISION

Preliminary Plan
Rumson Run Mixed Use Community

Cobb County, Georgia Land Use 222 & 224 2003 District 2nd Edition
 prepared for:
 Jack E. Wilson & Laura Wilson Harding

REVISED AREA

DCM
 1110 Peachtree Street, N.E.
 Atlanta, GA 30309
 404.525.1100
 Fax: 404.525.1101
 www.dcm.com



How many signs
 * Eliminate one building
 & Add parking spaces

NOTES:
 1. The applicant shall provide a site plan showing the location of all buildings, parking areas, and amenity areas.
 2. The applicant shall provide a site plan showing the location of all roads and easements.
 3. The applicant shall provide a site plan showing the location of all utility lines.
 4. The applicant shall provide a site plan showing the location of all trees and landscaping.
 5. The applicant shall provide a site plan showing the location of all signs.