OB-59

Application for "Other Business"
Cobb County, Georgia

RECEIVED
AUG 14 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(Cobb County Zoning Division – 770-528-2035) **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:** jlanec@telfairbrokers.com

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

Jst Lane **Phone #:** 404.569.0526 **E-Mail:** jlanec@telfairbrokers.com
(representative's signature)

Signed, sealed and delivered in presence of:

PAULA M. KRAMER NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES 8-18-2014

Paula M. Kramer **My commission expires:** Aug 18, 2014
Notary Public

Titleholder(s): Hedgerose Development **Phone #:** 678.305.9420
(property owner's name printed)
Address: 3085 PACES MILL RD. ATLANTA, GA 30339 **E-Mail:** jlanec@telfairbrokers.com

Jst Lane PRESIDENT
(Property owner's signature)

Signed, sealed and delivered in presence of:

PAULA M. KRAMER NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES 8-18-2014

Paula M. Kramer **My commission expires:** Aug 18, 2014
Notary Public

Commission District: 1 **Zoning Case:** Z8699

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.)

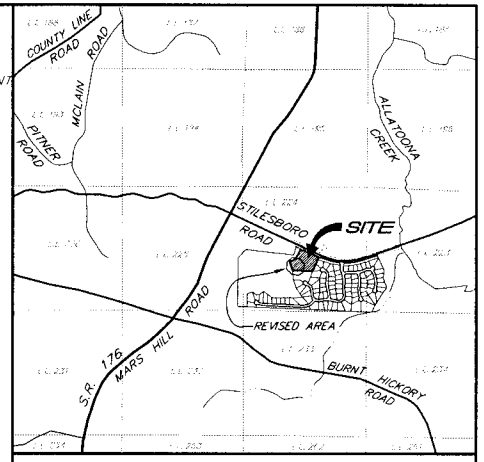
Land Lot(s): 224 **District(s):** 20th

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.

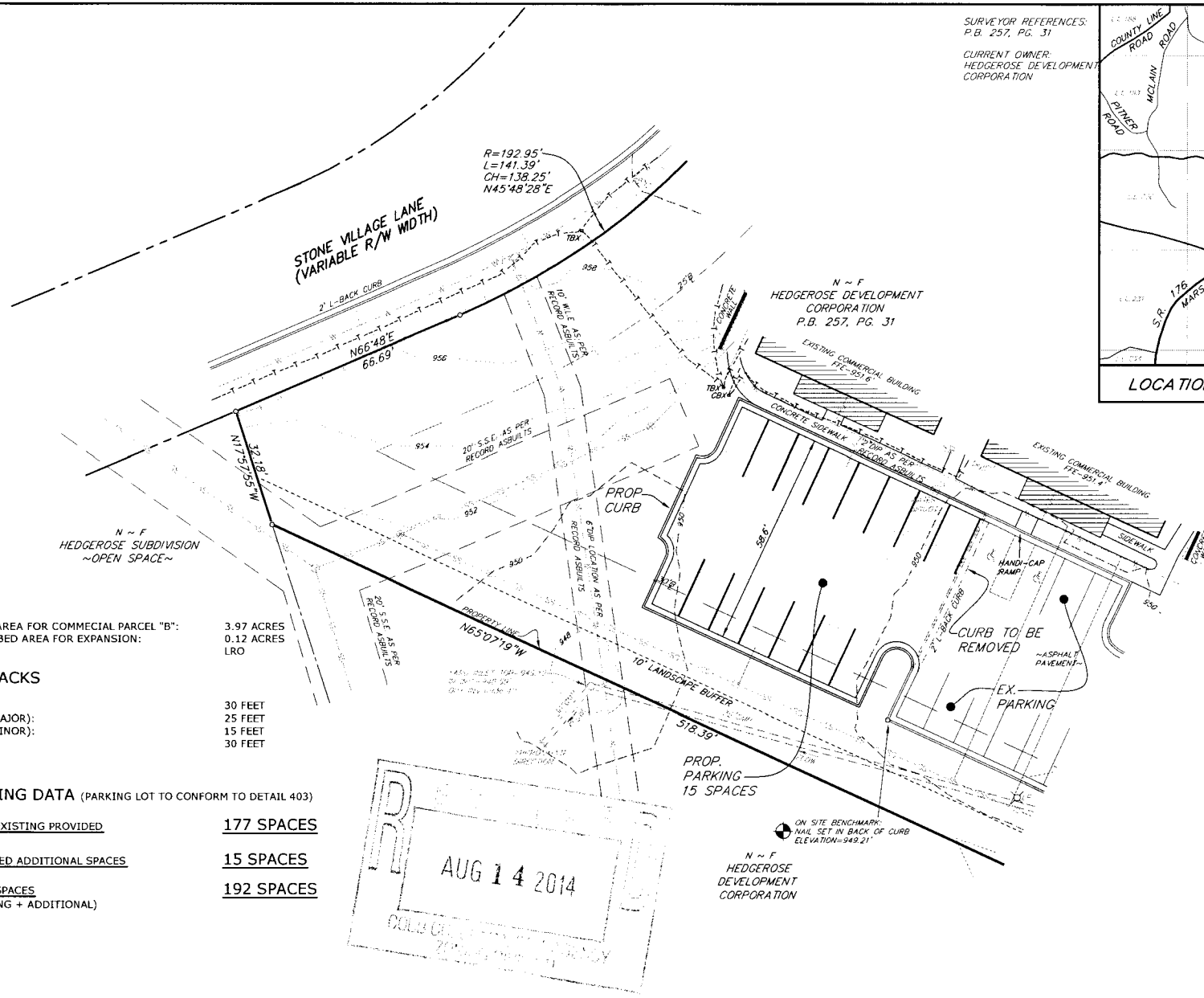
(List or attach additional information if needed)

SURVEYOR REFERENCES:
P.B. 257, PG. 31

CURRENT OWNER:
HEDGEROSE DEVELOPMENT CORPORATION



LOCATION MAP 1" = 2000'



TOTAL AREA FOR COMMECIAL PARCEL "B":	3.97 ACRES
DISTURBED AREA FOR EXPANSION:	0.12 ACRES
ZONED:	LRO

SETBACKS

FRONT :	30 FEET
SIDE (MAJOR):	25 FEET
SIDE (MINOR):	15 FEET
REAR:	30 FEET

PARKING DATA (PARKING LOT TO CONFORM TO DETAIL 403)

TOTAL EXISTING PROVIDED	177 SPACES
PROPOSED ADDITIONAL SPACES	15 SPACES
TOTAL SPACES (EXISTING + ADDITIONAL)	192 SPACES

AUG 14 2014

DEKALB COUNTY GEORGIA
PLANNING & DEVELOPMENT

LEGEND

- P.P. – POWER POLE
- L.P. – LIGHT POLE
- F.H. – FIRE HYDRANT
- M.H. – SANITARY SEWER MANHOLE
- W.M. – WATER METER
- G.M. – GAS METER
- RBS – REINFORCING BAR SET
- RBF – REINFORCING BAR FOUND
- CTF – CRIMP TOP PIPE FOUND
- OTF – OPEN TOP PIPE FOUND
- R/W MON – RIGHT-OF-WAY MONUMENT
- TYPE OF FENCE
- J.B. – JUNCTION BOX
- D.I. – DROP INLET / YARD INLET
- C.B. – CATCH BASIN
- R.C.P. – REINFORCED CONCRETE PIPE
- C.M.P. – CORRUGATED METAL PIPE
- F.F.E. – FINISHED FLOOR ELEVATION
- W.V. – WATER VALVE
- TELEPHONE MANHOLE
- OVERHEAD POWER LINES
- HW – HEADWALL
- PBX – POWERBOX
- 1234 – STREET ADDRESS
- WATER LINE
- T – UNDERGROUND TELEPHONE LINE
- G – GAS LINE
- E – UNDERGROUND ELECTRICAL LINE

RECORD GRID NORTH – GEORGIA WEST ZONE

20 0 20 40
SCALE IN FEET

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130052 , MAP NUMBER # 13067 C 0077 G DATED DECEMBER 16, 2008 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 10,000+ ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/ 336,682 . MATTERS OF TITLE ARE EXCEPTED.

GEORGIA PROFESSIONAL ENGINEER 23346 DAVID F. MASSEY
GASWCC #4480

REVISIONS

Gaskins
ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSF# 789
www.gascsurvey.com

Canton Office
2288 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: 1-24-14	DRAWN BY: MMB
OFFICE DATE: 8-12-14	CHECKED BY: DFM
SCALE: 1"=20'	FILE: P:/5100/HEDGEROSE/

SITE PLAN FOR:

HEDGEROSE COMMERCIAL

LOCATED IN L.L. 224
20th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

08-59

Proposed plan

Plotted By: mbonlow Drawing name: P:\5100 (Billy Schultz)\Hedgerose Commercial\Master\LAYOUT.dwg Plotted on: Aug 14, 2014 - 10:28am

IMAGES

XREFS

ORIGINAL DATE OF APPLICATION: 07-20-99

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

AUG 14 2014

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

How many Signs

* Eliminate one building
# Add parking spaces

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AUG 14 2014
COBB COUNTY PLANNING DEPARTMENT

Preliminary Plan

Rumson Run Mixed Use Community

Cobb County, Georgia Land Lots 223 & 224 20th District, 2nd Section

prepared for:

Jack E. Wilson & Laura Wilson Harding

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

REVISED AREA

DGM

April 1, 2003

Site Data

Total Site Area:	104.6 AC
Present Zoning:	R-30

Parcel A

Condominium Community

Total Site Area:	28.8 AC
Proposed Zoning:	SC
Total Units Shown:	42
Density:	3.1 UN/AC

Parcel B

Neighborhood Offices

Total Site Area:	5.0 AC
Proposed Zoning:	LRO
Building Area Shown:	52,720 SF
Parking Shown:	241 Spaces

Parcel C

Single-Family Neighborhood

Total Site Area:	81.6 AC
Proposed Zoning:	R-2B (OSC)
Total Lots Shown:	91
Net Density:	1.46 UN/AC
Median Lot Size:	15,987 SF
Average Lot Size:	18,393 SF
Effective Average Lot Size:	34,997 SF
Building Setbacks:	
Min. Lot Width at B.L.:	99'
Total Open Space:	32.34 AC
Total Amenity Area:	1.51 AC

Location Map

Min. Bk. 23 Petition No. Z-86 (7/30/99)
Doc. Type Site Plan
Meeting Date May 20, 2003

OB#8

APPROVED PLAN
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