

**SEPTEMBER 15, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM # 037**

**PURPOSE**

To consider amending the site plan for Chris Sockwell (on behalf of Lost Forrest Homeowners Association) regarding rezoning application Z-71 (B. Wilmont Williams) of 1995, for property located on the south side of Post Oak Tritt Road, west of Long Grove Drive in Land Lots 608 and 609 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Planned Residential Development (PRD) in 1995 for a residential subdivision. One of the zoning conditions zoned the property to a specific site plan, including for the amenity area. The applicant would like to amend the site plan for the amenity area to allow the construction of two viewing decks at the tennis courts. Each viewing deck would be 192 square feet (12’ x 16’), and are shown on the proposed site plan. If approved, all previous zoning conditions would remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

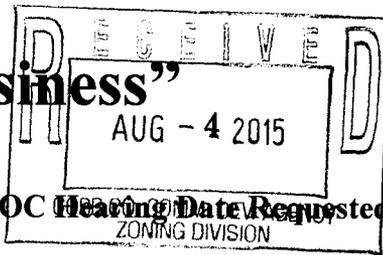
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

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



BOC Hearing Date Requested: \_\_\_\_\_

OB-37  
9-15-15

Applicant: Chris Sockwell (Deaton Services) Phone #: 404-759-7671  
(applicant's name printed) 4110 Tritt Homestead Dr.

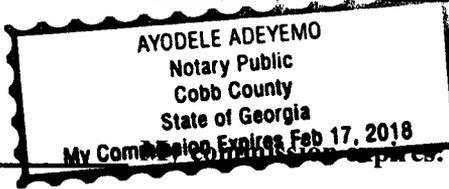
Address: 4465 Oklahoma Way, Marietta 30067 E-Mail: chris@deatonservices.com

Chris Sockwell Address: 4465 Oklahoma Way, Kennesaw  
(representative's name, printed) 30192

[Signature] Phone #: 404-759-7671 E-Mail: chris@deatonservices.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



Feb. 17, 2018

Titleholder(s): LOST FORREST HOMEOWNERS ASSOC. INC Phone #: 404-909-5757  
(property owner's name printed)

Address: PO BOX 862086, MARIETTA, GA 30062 E-Mail: president@lostforrest.com

[Signature] L. WICKLINE, PRESIDENT  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



My Commission Expires: Oct 04, 2018

Commission District: 3 Zoning Case: 2-71 of 1995

Date of Zoning Decision: 6-24-1994 Original Date of Hearing: 6-24-1994

Location: 4110 Tritt Homestead Dr. Marietta  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 608 District(s): 16th

State specifically the need or reason(s) for Other Business: Changing layout of amenity area to add tennis court viewing areas

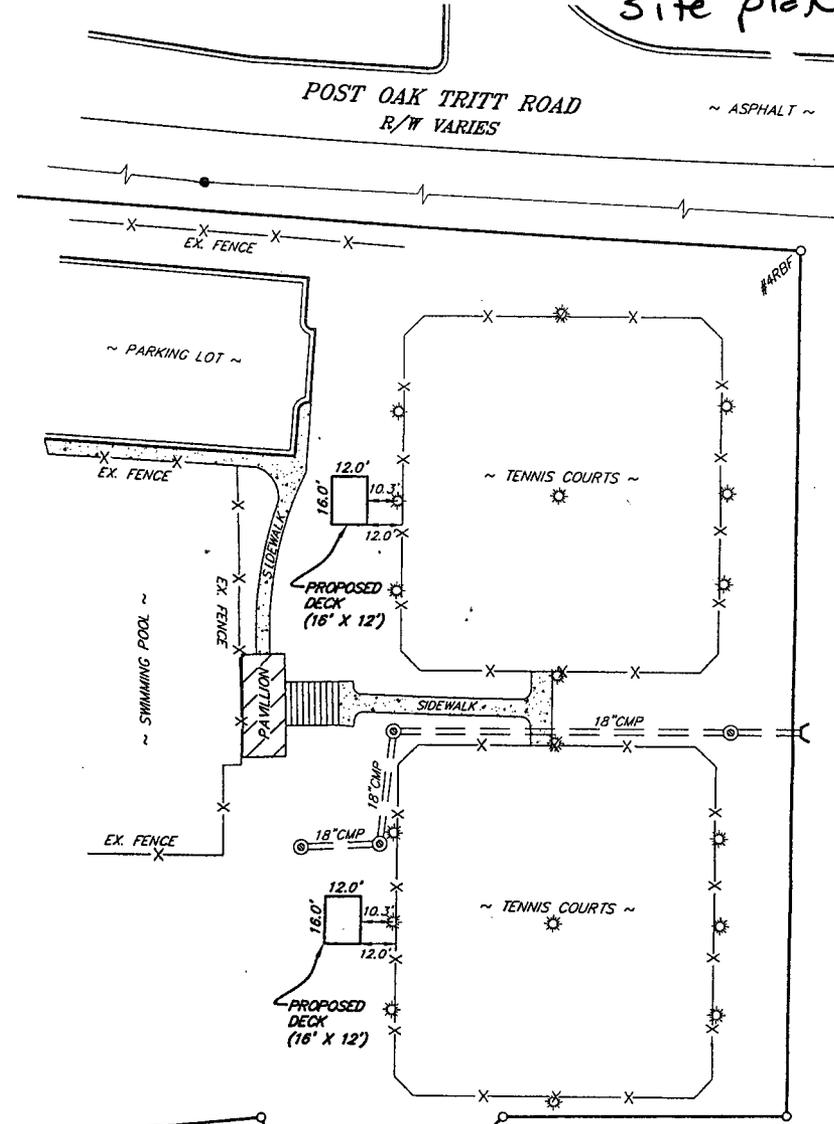
**LEGEND**

- #4RBF 1/2" REBAR FOUND
- POWER POLE
- ☼ LIGHT POLE
- ⊕ DROP INLET
- — — — — OVERHEAD POWER
- X — X — FENCE

OB-37-2015

**Proposed site plan**

NORTH (PB 168, PG 3B)



SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF WIDE OPEN LAND SURVEYING AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**RECEIVED**  
AUG - 4 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

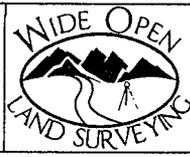


- NOTES:
- ONLY A PARTIAL BOUNDARY SURVEY WAS PERFORMED. BOUNDARY LINES SHOWN FOR REFERENCE.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

SITE PLAN FOR:  
4110 TRITT HOMESTEAD DRIVE  
**DEAKON HOME SERVICES**  
AMENITY AREA, THE PARK AT LOST FORREST, PHASE I  
PB 168, PG 3B



1513 OWENBY DRIVE  
MARIETTA GA 30066  
770-402-7926  
WWW.WIDEOPENLANDSURVEYING.COM  
JOB #1369

FIELD DATE:	7/27/15
PLAT DATE:	7/27/15
SCALE:	1"=40'
COUNTY:	COBB
DISTRICT:	16th
LAND LOT:	60B
SECTION:	2nd

# Cobb County

(type or print clearly)

Application No. 271  
Hearing Date: 6/6/95

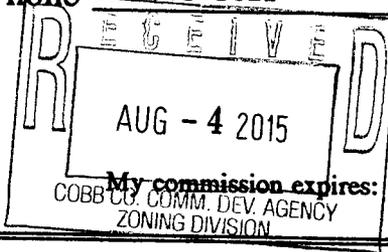
Applicant B. Wilmont Williams Business Phone 594-7017 Home Phone 594-7813

Louis Smith Address 3089 Greenfield Drive Marietta Ga. 30068  
(representative's name, printed)

Louis Smith Business Phone 973-5612  
(representative's signature)

Signed, sealed and delivered in presence of:

Mary W. Spill  
Notary Public



Notary Public, Cobb County, Georgia.  
My Commission Expires June 16, 1996.

Titleholder Wylene S. Tritt Business Phone \_\_\_\_\_ Home Phone 971-5003  
(Land Lot 609)

Signature Wylene S. Tritt Address 3540 Roswell Road  
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Paul J. [Signature]  
Notary Public

My commission expires: March 21, 1996

Zoning Request From R-20 to PRD  
(present zoning) (proposed zoning)

For the Purpose of a subdivision Size of Tract 41.53 Acre(s)  
(subdivision, restaurant, warehouse, apt., etc.) 42.5

Location Post Oak Tritt across the street from Hightower Middle School  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 609,608,617 District 16, 2nd Section

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are such assets. If any, they are as follows:

[Signature]  
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is not such a cemetery. If any, they are as follows:

[Signature]  
(applicant's signature)

ORIGINAL DATE OF APPLICATION: 6/95

APPLICANT'S NAME: B. WILMONT WILLIAMS

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

BOC DECISION OF 6-20-94: The Board Commissioners approved application subject to: 1) revised site plan, last revised on June 19, 1995, marked as Exhibit "A"; 2) owner/developer to work with Historic Preservation and Arborist in regards to the Tritt Homestead; 3) stipulations regarding the Tritt Homestead as contained in letter from the Historic Preservation Commission dated June 1, 1995, marked as Exhibit "B"; 4) professional archaeologist to inspect property for possible Native American graves (this is to occur prior to issuance of permits); 5) minimum house size of 2,400 square feet; 6) project subject to Drainage Division comments; 7) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns; 8) access location to be constructed with a minimum 150 foot accel and decel lanes; 9) final entrance design and layout to be reviewed and approved by Cobb DOT; 10) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements; 11) installation of a 6 foot chain-link to be positioned inside Mrs. Jean Wright's property line, with fence to be erected prior to the issuance of permits for site development. Motion by Wysong, second by Byrne, carried 4-0.

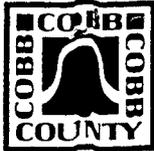
*See attached pages, after exhibits, for additional minutes.*

*K. Hach*

*Karen L. Hach*

Karen L. Hach, Deputy County Clerk  
Cobb County Board of Commissioners





HISTORIC PRESERVATION COMMISSION  
 100 Cherokee Street, Suite 500  
 Marietta, Georgia 30090-9674  
 (404) 528-2010 / FAX (404) 528-2049

June 1, 1995

Z-71  
 EXHIBIT "B"  
 As referenced in  
 Zoning Minutes of  
 6-20-95. Karen Koch

Henley Vansant, Chairman  
 Cobb County Planning Commission  
 Suite 500, 100 Cherokee Street  
 Marietta, Georgia 30090

Dear Mr. Vansant:

In its May 22, 1995 Public Meeting, the Cobb County Historic Preservation Commission reviewed the Z-71 zoning application submitted by the Williamscraft Group, Inc. for a portion of the Tritt Estate located on Post Oak Tritt Road. The commission voted to recommend to the Cobb County Board of Commissioners that the requested zoning change be granted on the basis of the revised site plan submitted. This plan demonstrates a sensitivity to the natural and historic features of the site. It is the opinion of the Historic Preservation Commission that this development, as presented to date, will be an asset to the county.

Furthermore, it is recommended that the following stipulations be attached to any zoning change granted:

The owner/developer is required to:

- Maintain a dedicated open space area around the Tritt farmhouse as denoted on the submitted site plan.
- Restore the Tritt farmhouse to its approximate exterior appearance during the middle 1800's.
- Maintain the mature trees around the farmhouse as denoted in the submitted site plan.

The owner/developer is encouraged to:

- Restore/recreate some of the older outbuildings as pictured in a 1988 photograph...particularly the well.
- Construct a picket or board fence around the house yard.
- Restore the farmhouse's interior to its approximate appearance in the middle 1800's.

Sincerely,

Robert Crowe  
 Chairman

rm

Board of Commissioners

Bill Byrne  
 CHAIRMAN

William A. Cooper  
 DISTRICT 1

Joe L. Thompson  
 DISTRICT 2

Gordon J. Wysong  
 DISTRICT 3

C. Freeman Poole  
 DISTRICT 4

ORIGINAL DATE OF APPLICATION: 6/95

APPLICANTS NAME: B. WILMONT WILLIAMS

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

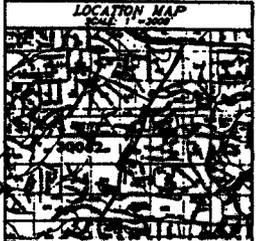
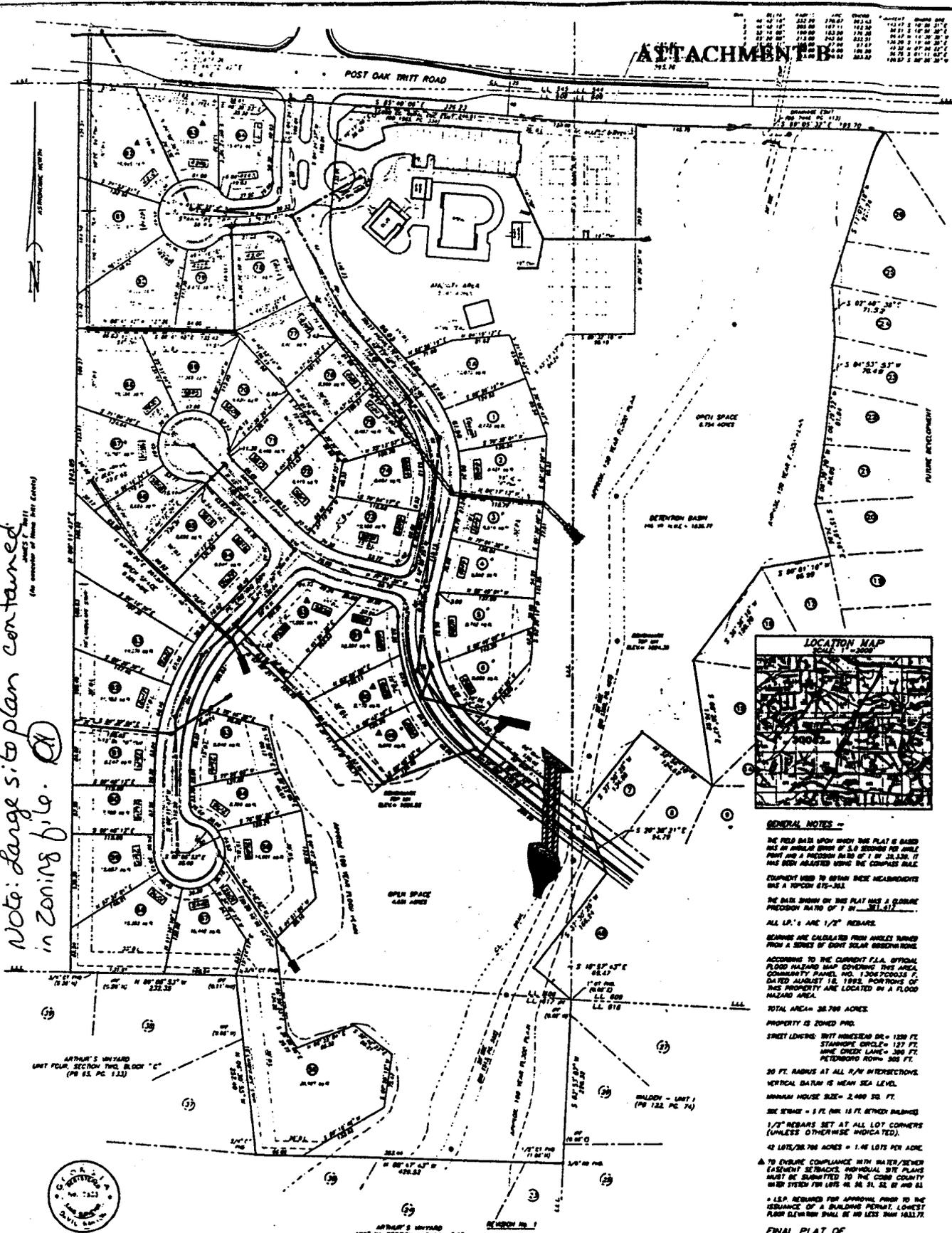
**OTHER BUSINESS ITEM OF 3-19-96**

For consideration of Site Plan Amendment for property located in Land Lot 608 of the 16th District, on the south side of Post Oak Tritt Road, at Hightower Trail Middle School. (*The Park at Lost Forrest Subdivision*)

Mr. Danneman presented applicant's request for Site Plan Amendment to allow the addition of one lot (reference Lot 1A). Mr. Danneman reported that open space requirements are being met, as well as density range for the area. Following this presentation the Board of Commissioners **approved** request for Site Plan Amendment, reference zoning application Z-71 of 1995 (B. Wilmont Williams), for property located in Land Lot 608 of the 16th District, on the south side of Post Oak Tritt Road, at Hightower Trail Middle School **subject to: 1) site plan submitted dated October 9, 1995 (with revision #1 notation -- revised property line Lot 1, added Lot 1A), reduced copy attached and made a part hereof; 2) all other previously approved conditions/stipulations to remain in effect.** Motion by Wysong, second by Poole, carried 4-0, Cooper absent at time of vote.

**ATTACHMENT B**

Note: large site plan contained in zoning file. (X)



**GENERAL NOTES -**

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY A SURVEY OF 5.0 ACRES PER ACRE POINT AND A PRECISION BALDWIN OF 1 IN 25,000. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON 675-SJ1.

THE DATA SHOWN ON THIS PLAN HAS A CORRECTION PRECISION RATIO OF 1 IN 25,000.

ALL L.P.'S ARE 1/2" REBAR.

REBAR IS CALCULATED FROM ANGLES TURNED FROM A STRIP OF 60" BY 12" GRID PAPER.

ACCORDING TO THE CURRENT F.L.A. OFFICIAL FLOOD HAZARD MAP COVERING THIS AREA, COMMUNITY PANEL NO. 1304 POOLS IS DATED AUGUST 1, 1984. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD AREA.

TOTAL AREA = 28,708 ACRES

PROPERTY IS ZONED PFD.

STREET LAYOUT: WITT HINCHERON DR = 120' FT. STARBUCKS CIRCLE = 127' FT. JANE CRICK LANE = 300' FT. RETURNING FROM 300' FT.

20' FT. RADIUS AT ALL R/W INTERSECTIONS. VERTICAL CURVES AS MEAN SEA LEVEL.

MINIMUM HOUSE SIZE = 2,400 SQ. FT.

SEE STRIKE = 1" FT. PER 15' BENCH BALANCE

1/2" REBAR SET AT ALL LOT CORNERS (UNLESS OTHERWISE INDICATED).

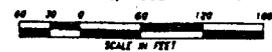
42 LOTS/28,708 ACRES = 1.46 LOTS PER ACRE

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE COBB COUNTY HIGH STREET FOR LOTS 41, 51, 51, 52, 51 AND 51

▲ L.P.'S REQUIRED FOR APPROVAL POND TO THE RESURGENCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATION SHALL BE NO LESS THAN 141.17'

**FINAL PLAN OF THE PARK AT LOST FOREST, PHASE I**

LOCATED IN LAND LOTS 545, 608, 609 & 617  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
OCTOBER 9, 1995 1" = 60'



**BARTON SURVEYING, INC.**  
1500 PALM ROAD  
CANTON, GEORGIA 30115

THE OWNER OF THE LAND SHOWN ON THIS PLAN ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEFERS TO THE USE OF THE PUBLIC FOR ALL STREET, ALLEY, EASEMENT, WATER COURSE, EASEMENT, AND PUBLIC PLACES HEREON. SIGNOR FOR THE PURPOSE AND CONSIDERATION HEREON (COMPLETE)

*David Barton*  
11-3-95

THIS PLAN HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND BY THE COUNTY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND RECORDING OF ALL STREETS, WATER, EASEMENTS AND OTHER APPROPRIATE ACCORDANCE WITH THE ZONING REGULATIONS.

*David Barton*  
11-3-95

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS OR WITHIN TEN FEET (10') ON SIDE SETBACKS (SEE COBB CODE SEC. 7-21-54)

PROTECTIVE CO-EASMENTS ARE FILED SEPARATELY IN

2-719/1995 - Site plan as referenced in zoning minutes of 3-19-96. (Other business Item #2) Karu Blair

ORIGINAL DATE OF APPLICATION: 6/95

APPLICANT'S NAME: B. WILMONT WILLIAMS

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

OTHER BUSINESS Item #5 BOC decision of August 15, 1995 Zoning Hearing:

TO CONSIDER SITE PLAN AMENDMENT FOR B. WILMONT WILLIAMS (Z-71 OF 1995 - B. WILMONT WILLIAMS)

To consider site plan amendment for B. Wilmont Williams, (Z-71 of 1995 - B. Wilmont Williams), PRD zoned property located on the north and south side of Post Oak Tritt Road, west of Johnson Ferry Road, in Land Lots 608, 609 and 617 of the 17th District.

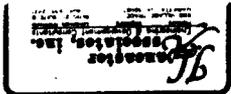
Mr. Danneman reported that applicant (B. Wilmont Williams) wishes to obtain a site plan amendment so as to allow for additional structures (bath house and pavilion) within the amenity area only.

Following this brief presentation the Board of Commissioners approved site plan amendment for The Park at Lost Forrest Subdivision (zoning application #Z-71 of 1995 - B. Wilmont Williams) subject to: 1) site plan submitted, received by Staff on August 2, 1995; 2) all other applicable stipulations/conditions to remain in effect. Motion by Byrne, second by Wysong, carried 3-0.

Karen L. Hach
Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
APPROVER	
DATE	

THE STATE OF TEXAS  
COUNTY OF DALLAS



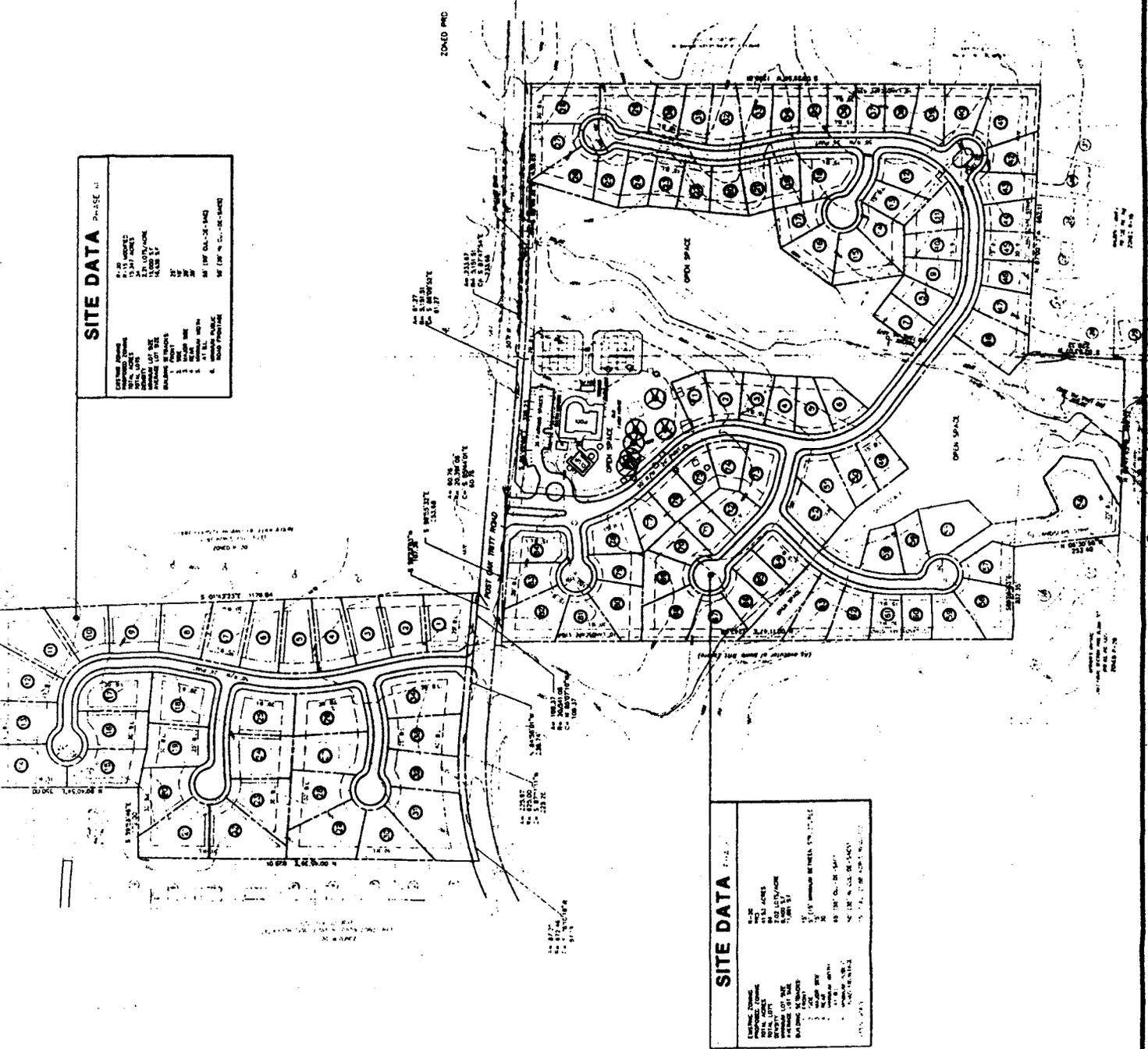
**PRELIMINARY PLAN**  
**LOST FOREST - PHASES II & III**

DATE	
SCALE	
PROJECT	
CLIENT	
DESIGNER	
APPROVER	
DATE	



- NOTES**
1. THIS PLAN IS FOR THE DEVELOPMENT OF THE PROPERTY SHOWN HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
  2. THE CITY OF DALLAS HAS REVIEWED THIS PLAN AND HAS GRANTED A PERMIT FOR THE DEVELOPMENT OF THE PROPERTY SHOWN HEREON.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.
  4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.
  5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.
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  9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.
  10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.

*Copied from  
large plan -  
plans on  
2-11-85  
present on 85-575*



**SITE DATA** PHASE II

APPROXIMATE TOTAL AREA	11.15 ACRES
APPROXIMATE TOTAL LOT AREA	11.15 ACRES
APPROXIMATE TOTAL OPEN SPACE	1.00 ACRES
APPROXIMATE TOTAL ROADWAY	0.10 ACRES
APPROXIMATE TOTAL UTILITIES	0.05 ACRES
APPROXIMATE TOTAL PUBLIC UTILITIES	0.05 ACRES
APPROXIMATE TOTAL PARKING	0.05 ACRES
APPROXIMATE TOTAL OTHER	0.00 ACRES
APPROXIMATE TOTAL DEVELOPABLE AREA	10.10 ACRES
APPROXIMATE TOTAL UNDEVELOPABLE AREA	1.05 ACRES

**SITE DATA** PHASE III

APPROXIMATE TOTAL AREA	11.15 ACRES
APPROXIMATE TOTAL LOT AREA	11.15 ACRES
APPROXIMATE TOTAL OPEN SPACE	1.00 ACRES
APPROXIMATE TOTAL ROADWAY	0.10 ACRES
APPROXIMATE TOTAL UTILITIES	0.05 ACRES
APPROXIMATE TOTAL PUBLIC UTILITIES	0.05 ACRES
APPROXIMATE TOTAL PARKING	0.05 ACRES
APPROXIMATE TOTAL OTHER	0.00 ACRES
APPROXIMATE TOTAL DEVELOPABLE AREA	10.10 ACRES
APPROXIMATE TOTAL UNDEVELOPABLE AREA	1.05 ACRES