

**OCTOBER 20, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 046

PURPOSE

To consider amending the site plan and stipulations for JW Homes, LLC regarding rezoning application Z-38 of 2007, for property located at the southeast intersection of Veterans Memorial Highway and Queens Mill Road in Land Lots 166 and 180 of the 18th District.

BACKGROUND

The subject property was rezoned to RM-8 in 2007 for an eight lot townhouse development with some commercial development along the road frontage. The applicant has built out the front portion of the subdivision with single family houses, except for this small area near the entrance. The applicant feels that having single family houses here would better fit the area than the townhouses that could be built. The proposed houses would be similar in styling and architecture with the existing houses. If approved, all other zoning stipulations would remain in effect.

RECOMMENDATION

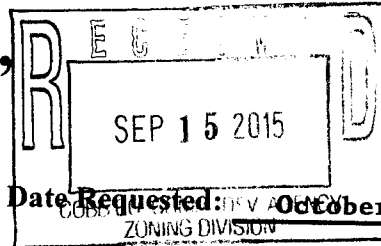
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business application and stipulations.

(Site Plan and Stipulation Amendment)
Application for "Other Business"
Cobb County, Georgia

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



OB-46

BOC Hearing Date Requested: October 20, 2015

Applicant: JW Homes, LLC Phone #: (770) 703-1646
(applicant's name printed)

Address: 4125 Atlanta Road, S.E., Smyrna, GA 30080 E-Mail: jason.garrett@jwhomes.com

Moore Ingram Johnson & Steele, LLP
J. Kevin Moore Address: Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mij.s.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:
Carolyn E. Cook My commission expires: January 10, 2019
Notary Public



Titleholder(s): JW Homes, LLC Phone #: (770) 703-1646
(property owner's name printed)

Address: 4125 Atlanta Road, S.E., Smyrna, GA 30080 E-Mail: jason.garrett@jwhomes.com

BY: [Signature]
(Property owner's signature) Jason Garrett
Vice President of Land Development

Signed, sealed and delivered in presence of:
Terese W. Giles My commission expires: 2/10/2017
Notary Public



Commission District: 4 (Cupid) **Zoning Case:** Z-31 (2007)

Date of Zoning Decision: 04/17/2007 **Original Date of Hearing:** 04/17/2007

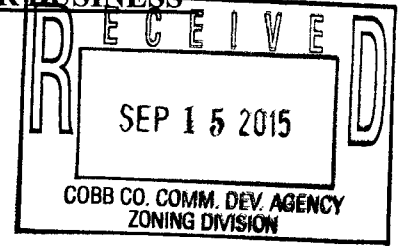
Location: Southeasterly intersection of Veterans Memorial Highway and Queens Mill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 166, 180 **District(s):** 18th

State specifically the need or reason(s) for Other Business:
See Exhibit "A" attached hereto and incorporated herein by reference.

08-46

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)



Application No.: Z-31 (2007)
Original Hearing Date: April 17, 2007
Date of Zoning Decision: April 17, 2007
Current Hearing Date: October 20, 2015

Applicant/Titleholder: JW Homes, LLC

On April 17, 2007, the Cobb County Board of Commissioners approved rezoning of approximately 2.53 acres property located at the southeasterly intersection of Veterans Memorial Highway and Queens Mill Road to the RM-8 and Neighborhood Retail Commercial ("NRC") zoning classifications. The Property is part of the overall development by Applicant known as "Providence." The RM-8 portion consisted of approximately 1.108 acres for the development of eight (8) single-family residential units in the townhome style.

Applicant seeks to amend the portion of the property zoned to the RM-8 zoning classification as follows:

- (1) Development to allow for four (4) single-family, detached residences, as more particularly shown and reflected on the Preliminary Plat submitted with this Application for "Other Business." Development of the residences shall be site plan specific to the submitted Preliminary Plat. Stipulations related to the residences; including, but not limited to, minimum square footage, exterior facades, and the like, shall be substantially similar as those stipulations applicable to other like residences located throughout the overall Providence community.

Approval of the proposed amendment shall reduce the land use intensity from the previously approved eight (8) townhome units to four (4) single-family, detached residences, and will in no way compromise the exceptional quality, craftsmanship, and integrity displayed throughout the Providence community. The approval shall be applicable only as to the RM-8 property within the Pod denoted as "Parcel A," and the approval of the Preliminary Plat and any additional stipulations and conditions shall become an additional part of the final rezoning and shall be binding upon the RM-8 property.

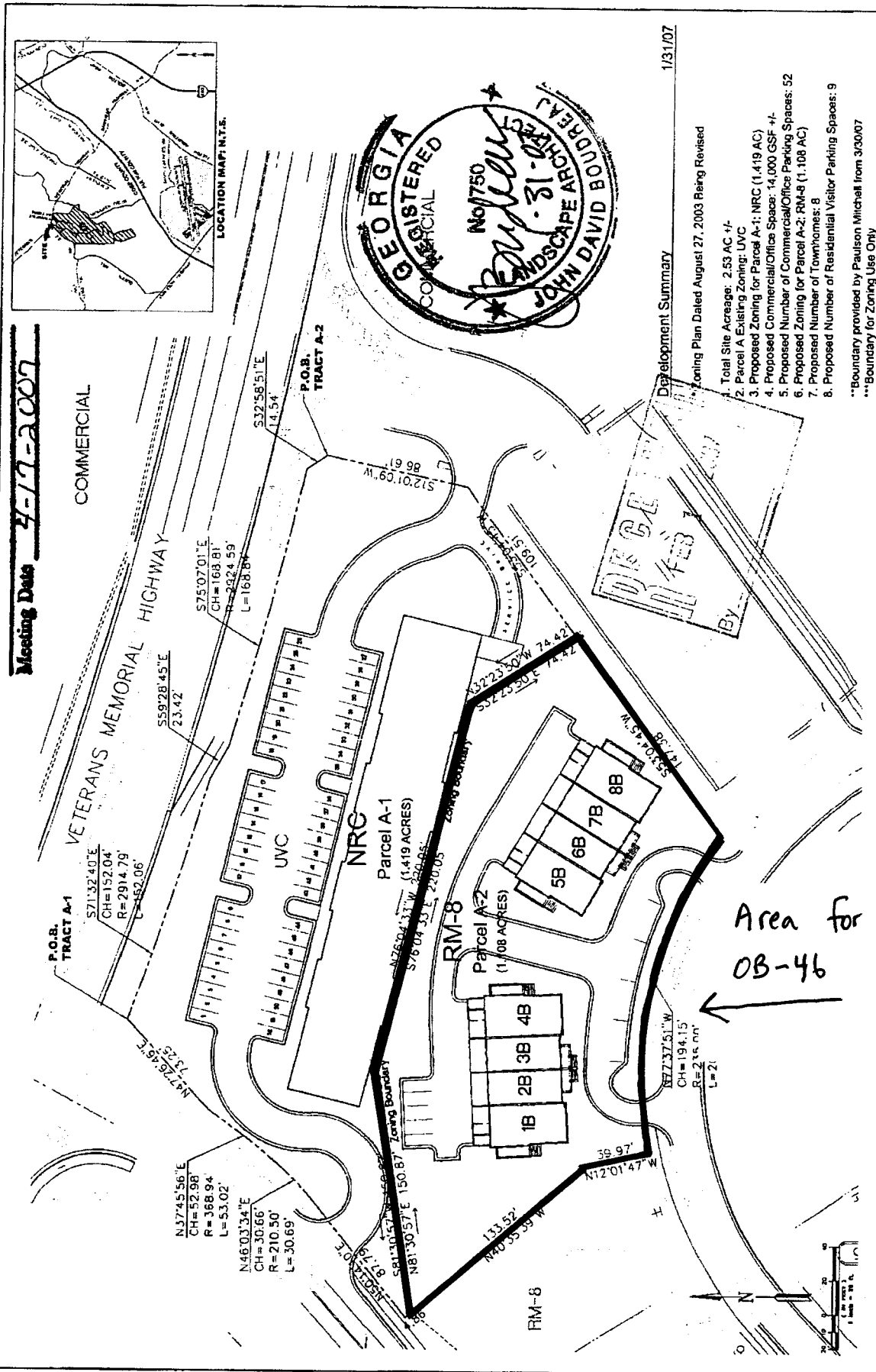
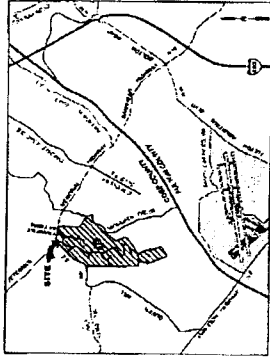
The balance and remainder of the stipulations and conditions specifically enumerated in the final, official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on April 17, 2007, as to the NRC portion of the approved development; or those applicable to the RM-8 development which are not otherwise in conflict, are unaltered by this request for Site Plan and Stipulation Amendment and shall remain in full force and effect.

**PRELIMINARY PLAT AS TO
RM-8 DEVELOPMENT
FOR APPROVAL
IN APPLICATION FOR "OTHER BUSINESS"
- OCTOBER 20, 2015**

**SITE PLAN APPROVED BY BOARD OF
COMMISSIONERS IN
APPLICATION FOR ZONING
NO. Z-31 (2007) – APRIL 17, 2007**

Min. Blk. 48 Petition No. Z-31
 Dec. Type Site Plan

Meeting Date 4-11-2007



Date of Plan 1/31/07

Zoning Plan Dated August 27, 2003 Being Revised

- 1. Total Site Area: 2.53 AC +/-
- 2. Parcel A Existing Zoning: UVC
- 3. Proposed Zoning for Parcel A-1: NRC (1,419 AC)
- 4. Proposed Commercial/Office Space: 14,000 GSF +/-
- 5. Proposed Number of Commercial/Office Parking Spaces: 52
- 6. Proposed Zoning for Parcel A-2: RM-8 (1,108 AC)
- 7. Proposed Number of Townhomes: 8
- 8. Proposed Number of Residential Visitor Parking Spaces: 9

Boundary provided by Paulson Mitchell from 3/30/07
 ***Boundary for Zoning Use Only

	PROJECT: PROVIDENCE PROVIDENCE, MA LOCAL AUTHORITY: MA COUNTY: BLENK	PROJECT: CONCEPTUAL MASTER PLAN PARCEL A	SHEET NO. 48 TOTAL SHEETS: 48 DATE: 4-11-2007 SHEET 4.000
	CLIENT: JOHN WIELAND 210 W. GEORGIA ATLANTA, GA 30334	PROJECT: CONCEPTUAL MASTER PLAN PARCEL A	SHEET NO. 48 TOTAL SHEETS: 48 DATE: 4-11-2007 SHEET 4.000

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR Z-31 (2007) –
APRIL 17, 2007**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 17, 2007
9:04 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, April 17, 2007, at 9:04 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Joe L. Thompson
Commissioner Tim Lee
Commissioner Annette Kesting

Z-31 JOHN WIELAND HOMES AND NEIGHBORHOODS, INC. (owner)
requesting Rezoning from UVC to NRC and RM-8 for the purpose of Residential and Retail in Land Lots 166 and 180 of the 18th District. Located at the southeasterly intersection of Veterans Memorial Highway and Queen Mill Road.

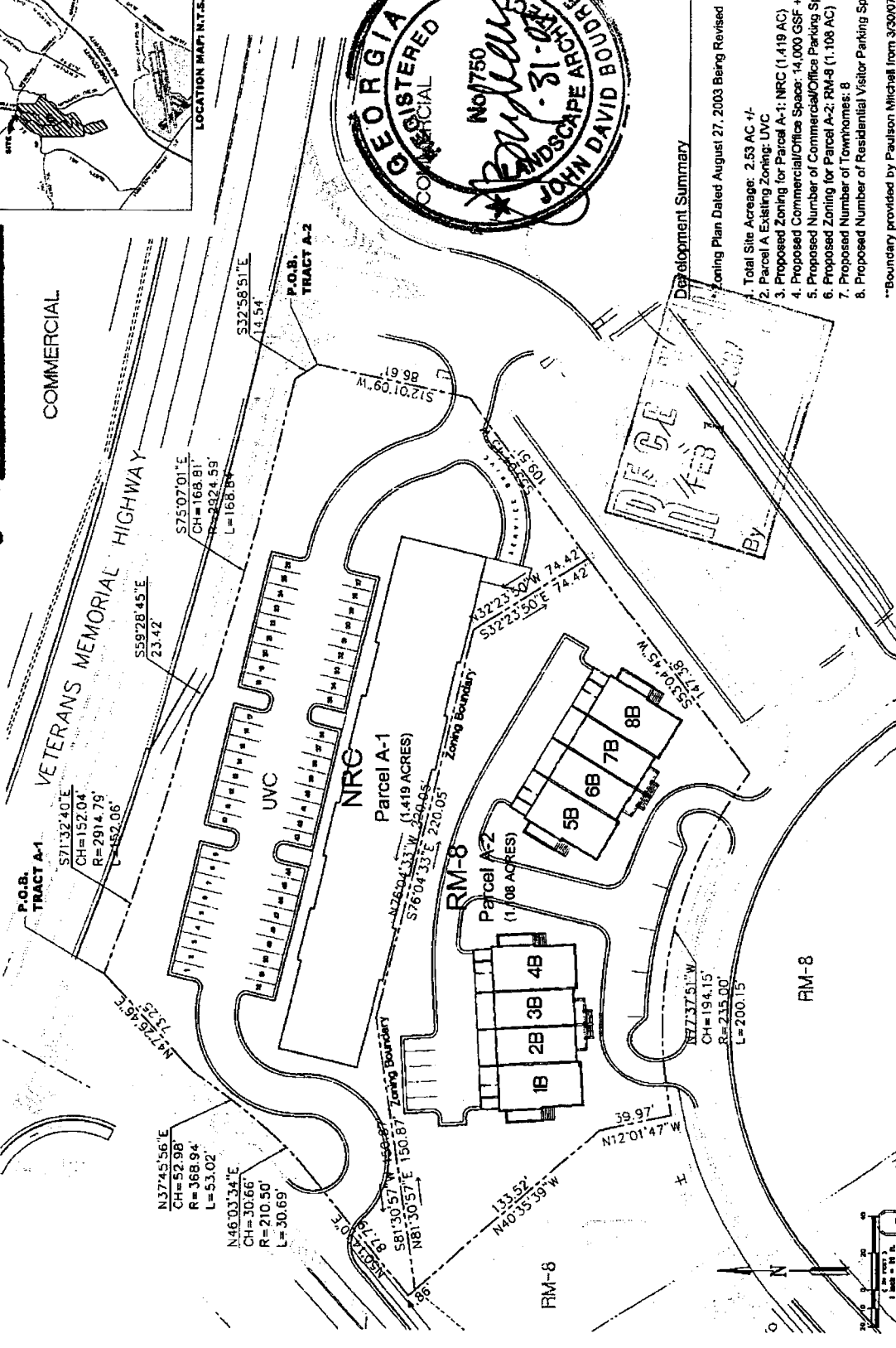
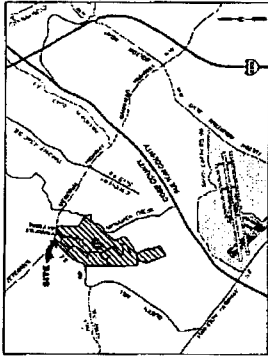
MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to approve Rezoning to the NRC and RM-8 zoning districts **subject to:**

- **site plan received by the Zoning Division February 1, 2007, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. John Moore, dated April 2, 2007 (attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Historic Preservation comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **revised Cobb DOT comments and recommendations (attached and made a part of these minutes)**
- **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**

VOTE: ADOPTED unanimously

Min. Bk. 48 Petition No. Z-31
 Doc. Type Site plan

Meeting Date 4-17-2007



Development Summary
 Zoning Plan Dated August 27, 2003 Being Revised
 1/31/07

- 1. Total Site Acreage: 2.53 AC +/-
- 2. Parcel A Existing Zoning: UVC
- 3. Proposed Zoning for Parcel A-1: NRC (1.419 AC)
- 4. Proposed Commercial/Office Spaces: 14,000 GSF +/-
- 5. Proposed Zoning for Parcel A-2: RM-8 (1.108 AC)
- 6. Proposed Number of Townhomes: 8
- 7. Proposed Number of Residential Visitor Parking Spaces: 9
- 8. Proposed Number of Residential Visitor Parking Spaces: 9

**Boundary provided by Paulson Mitchell from 3/30/07
 ***Boundary for Zoning Use Only

	CLIENT JOHN WIELAND HOMES & NEIGHBORHOODS, INC. 1950 SULLY AVE. ROAD ATLANTA, GA 30327 770-996-2400	PROJECT PROVIDENCE COBB COUNTY, GA 1000 W. BURNING TREE BLVD. COBB COUNTY, GEORGIA	SHEET NO. 001/02/06 DRAWN BY: [] CHECKED BY: [] DATE: [] SHEET 4 OF 4
	CONCEPTUAL MASTER PLAN PARCEL A		SCALE: 1" = 100'

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN S. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***
BRIAN D. SMITH

HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
JOYCE W. HARPER
AMY K. WEBER
KIM A. ROPER
TARA C. RIDDLE
KELLI L. WOLK
TANYA L. CROSSE*
ROBERT W. BROWN II
VICTOR R. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES
ANGELA H. SMITH
OPHELIA W. CHAN
DARRELL L. SUTTON
KASI P. WHITAKER

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 500
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

NICHOLAS J. PETERSON*
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE
JENNIFER S. WHITE*
RYAN G. PRESCOTT
RICARDO J. DAMEDEIROS
BRETT A. MILLER
JACQUELYN D. VAN TUYL****
KAREN S. KURTZ
CHRISTOPHER C. MINGLEDDORFF
KATHERINE G. CRONE
RYAN E. JARRARD*
ANN A. HAMMENECKER*
JAMES D. BUSCH*
ESTHER VAYMAN
COLE B. STINSON***

SUZANNE E. HENRICKSON
K. MARTINE NELSON*
ANGELA D. CHEATHAM
G. LAMAR SMITH, JR
CAREY E. ATKINS**
STAYCE BURKHART**

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
**** ALSO ADMITTED IN OH
♦♦ ADMITTED ONLY IN TN
♦♦♦ ADMITTED ONLY IN FL

April 2, 2007

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

Min. Bk. 48 Petition No. Z-31
Doc. Type Letter of
agreeable conditions
Meeting Date 4-17-2007

RE: Application for Rezoning
Application No.: Z-31 (2007)
Applicant/Owner: John Wieland Homes and
Neighborhoods, Inc.
Property: 2.53 acres located at the
southeasterly intersection of
Veterans Memorial Highway and
Queen Mill Road, Land Lots
166 and 180, 18th District,
2nd Section, Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent John Wieland Homes and Neighborhoods, Inc., who is the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to a 2.53 acre tract located at the southeasterly intersection of Veterans Memorial Highway and Queen Mill Road, Land Lots 166 and 180, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). After meeting with planning and zoning staff, further discussions and meetings with area residents and representatives of the Mableton Improvement

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Zoning Division
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Coalition, reviewing the staff comments and recommendations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed March 28, 2007. The revised stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.
- (2) Rezoning of the Subject Property shall be from the existing zoning category of Urban Village Commercial ("UVC") to the proposed zoning categories of Neighborhood Retail Commercial and RM-8, with reference to that certain Site Plan prepared for Applicant by PBS&J dated January 25, 2007, last revised January 31, 2007.
- (3) The Subject Property shall be developed for a retail shopping area and single-family residential townhomes.

GENERAL STIPULATIONS APPLICABLE TO ALL CATEGORIES

- (1) The entrance areas for the proposed development shall be professionally designed, landscaped, and maintained.

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- (2) Environmentally sensitive, shoe-box style lighting, themed to the architecture and styling of the residences and buildings to be constructed, as well as the overall Providence Community, shall be utilized throughout the proposed development. Every effort shall be made to make all lighting as unobtrusive as possible on the site.
- (3) Applicant agrees the proposed development shall be subject to the master Declaration of Covenants, Conditions, and Restrictions recorded for the overall Providence Community.
- (4) Additionally, the residential portion of the proposed development shall be subject to the recorded covenants and conditions established in the mandatory, master homeowners association which shall be responsible for the upkeep and maintenance of the landscaped areas, fencing, lighting, and private streets within the proposed community.
- (5) All common/open space and buffer areas may be penetrated for purposes of access, utilities, and stormwater management.
- (6) The billboard located on the Subject Property shall be removed.
- (7) Access to the proposed development shall be as shown and reflected on the referenced Site Plan. Any access from Queens Mill Road shall be limited to right-in/right-out only.
- (8) All landscaping referenced herein shall be professionally designed, implemented, and maintained and shall be approved by the Cobb County Arborist as

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part of the plan review process and incorporated into the overall landscape plan for the proposed development.

- (9) All utilities for the proposed development shall be located underground.
- (10) Internal sidewalks shall be constructed providing connectivity to public sidewalks.
- (11) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (12) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners.
- (13) All streets within the proposed development shall be private and shall be constructed pursuant to Cobb County standards and ordinances.

STIPULATIONS APPLICABLE TO THE PROPOSED NRC DEVELOPMENT

- (1) Rezoning of approximately 1.419 acres of the Subject Property shall be to the Neighborhood Retail Commercial ("NRC") zoning category, with reference to that certain Site Plan prepared for Applicant by PBS&J dated January 25, 2007, last revised January 31, 2007, and shall be for retail and office uses.
- (2) The proposed building shall be one-story in height, with a pitched-roof, with four-sided architectural

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details and shall be of the same architectural style as contained within the existing Providence Community.

- (3) All HVAC equipment or other mechanical systems shall be located to the side or rear of the proposed structure and shall be screened by landscaping and/or fencing.
- (4) All grassed areas must be sodded.
- (5) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed retail center containing tenant identification signage or advertising signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail center with "for sale" signs posted thereon.
- (6) Security lighting on the structure shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (7) All dumpsters servicing the proposed retail center shall be enclosed with a minimum six (6) foot high brick enclosure on three sides with a solid wooden screen gate or doors on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 7:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- (8) If the design of the proposed retail center should be changed to become two or more structures, then, and in

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such event, there shall be landscaping between each such structure; and such landscaping shall also be designed, implemented, and maintained and shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed development.

- (9) There shall be formed an Architectural Control Committee comprised of:
- (a) Representative of Applicant;
 - (b) Representative of the Mableton Improvement Coalition; and
 - (c) Rob Hosack or Mark Danneman.

The Committee shall review only the exterior architecture of the proposed building or buildings. A majority vote of the Committee shall control.

- (10) Applicant agrees to delete the following uses from the proposed retail center:
- (a) Convenience stores with gas pumps;
 - (b) Adult book stores and adult novelty stores;
 - (c) Video arcades;
 - (d) Tattoo parlors and body piercing shops;
 - (e) Billiard parlors;
 - (f) Pawn shops;
 - (g) Check cashing establishments;
 - (h) Wholesale sales;
 - (i) Gun, knife, and weapon sales;
 - (j) Second-hand stores; and
 - (k) "Dollar" stores.

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STIPULATIONS APPLICABLE TO PROPOSED RM-8 DEVELOPMENT

- (1) Rezoning of approximately 1.108 acres of the Subject Property shall be to the RM-8 zoning category, site plan specific to that certain Site Plan prepared for Applicant by PBS&J dated January 25, 2007, last revised January 31, 2007.
- (2) This portion of the Subject Property shall be developed for a single-family residential community in the townhome style.
- (3) The proposed residential community shall consist of two (2) buildings and have a total of eight (8) residential units.
- (4) The proposed units shall be a maximum of three (3) stories in height, with each unit containing a two-car garage and basement.
- (5) The units shall contain a minimum of 1,700 square feet, upwards to 1,900 square feet, and greater.
- (6) The proposed residential buildings shall be Craftsman style and designed to architecturally and aesthetically complement the existing Providence Community clubhouse. The proposed residences shall be of the same quality as those within the existing Providence Community.
- (7) The rear of the proposed units shall have shutters, dormers, and flower boxes. All garage doors shall be carriage style. The decks, located off the second level, shall have unique railings and designs.

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- (8) Attached hereto collectively as Exhibit "A" are proposed elevations, front and rear, and designs of the garage doors and railings. Applicant agrees that the units shall be substantially similar to said elevations.
- (9) The units shall have rear access within the first floor, basement, area, which shall be screened from view on public streets by the proposed retail and office center. The front of the proposed units shall face the existing Providence Community located to the south. Attached as Exhibit "B" is a "side" view of the proposed residential and retail developments.
- (10) Units within the proposed residential community shall be "for sale" units only.
- (11) The yard area around each unit shall be fully sodded and maintained by the mandatory homeowners association under the existing master Declaration of Restrictive Covenants applicable to the Providence Community.
- (12) Landscaping surrounding the proposed residential buildings shall be approved by the Cobb County Arborist as part of the overall landscaping plan for the proposed development.
- (13) Access to the proposed residential community shall be from the interior subdivision.
- (14) Residents of the proposed community shall become a part of the Providence Community, and as such, shall be allowed to participate in the Providence Community amenity and recreational areas, under and pursuant to the Declaration of Covenants, Conditions, and Restrictions recorded for the overall Providence Community.

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
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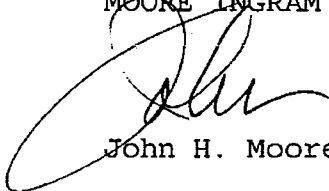
Petition No. Z-31
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We believe the requested zoning, pursuant to the Site Plan and the stipulations set forth above, is an appropriate use of the Subject Property while taking into consideration the existing Providence Community. The proposed development shall be an enhancement to the Providence Community and provide additional "live where you work" opportunities for the area. We very much appreciate your consideration of this Application and the requested zoning.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Attachments

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Copies of Attachments)

Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Bob Hovey
Christi S. Trombetti
Bob Ott
(With Copies of Attachments)

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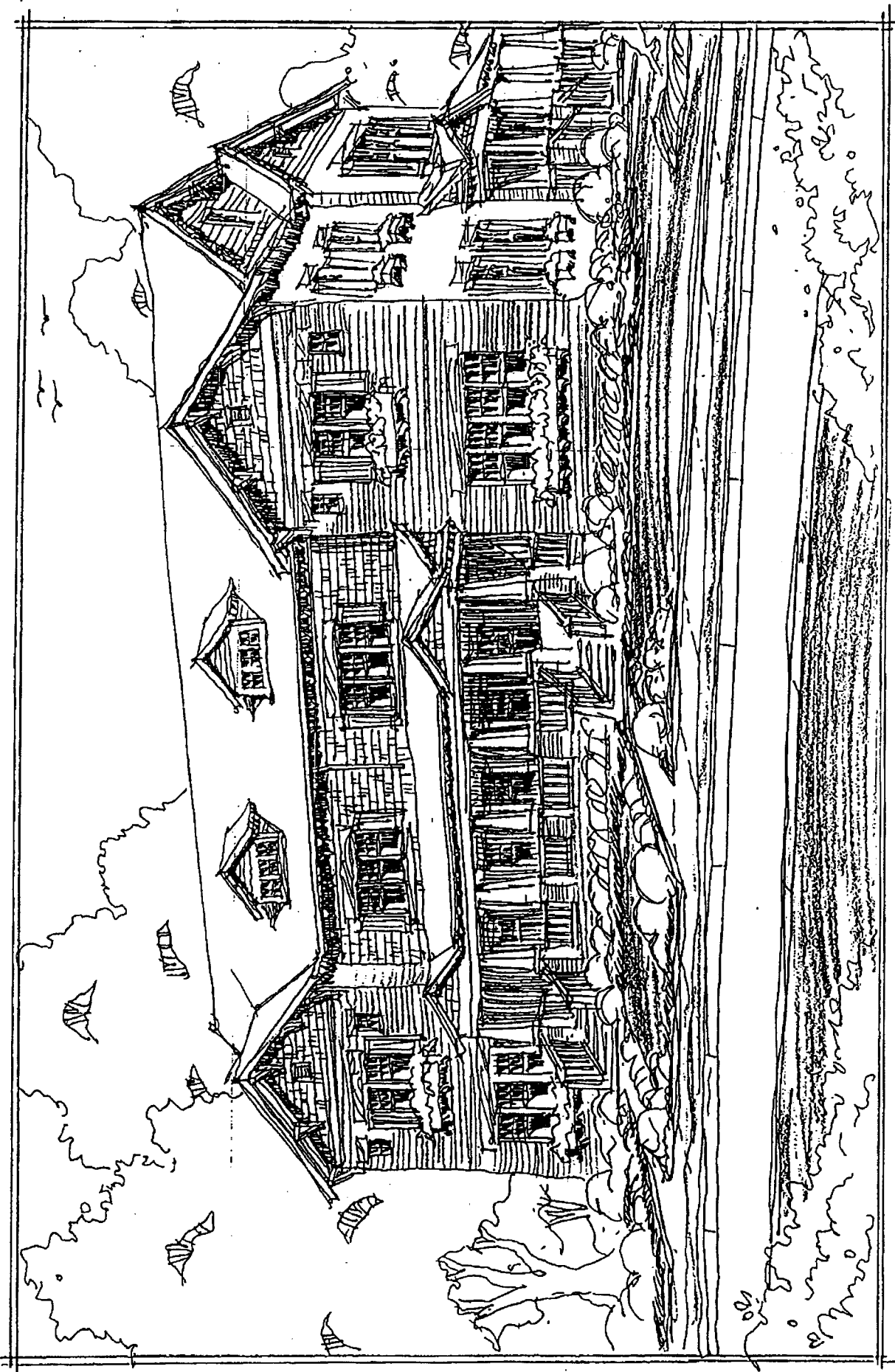
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Planner III
Zoning Division
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c: James Cavedo
Mableton Improvement Coalition
(With Copies of Attachments)

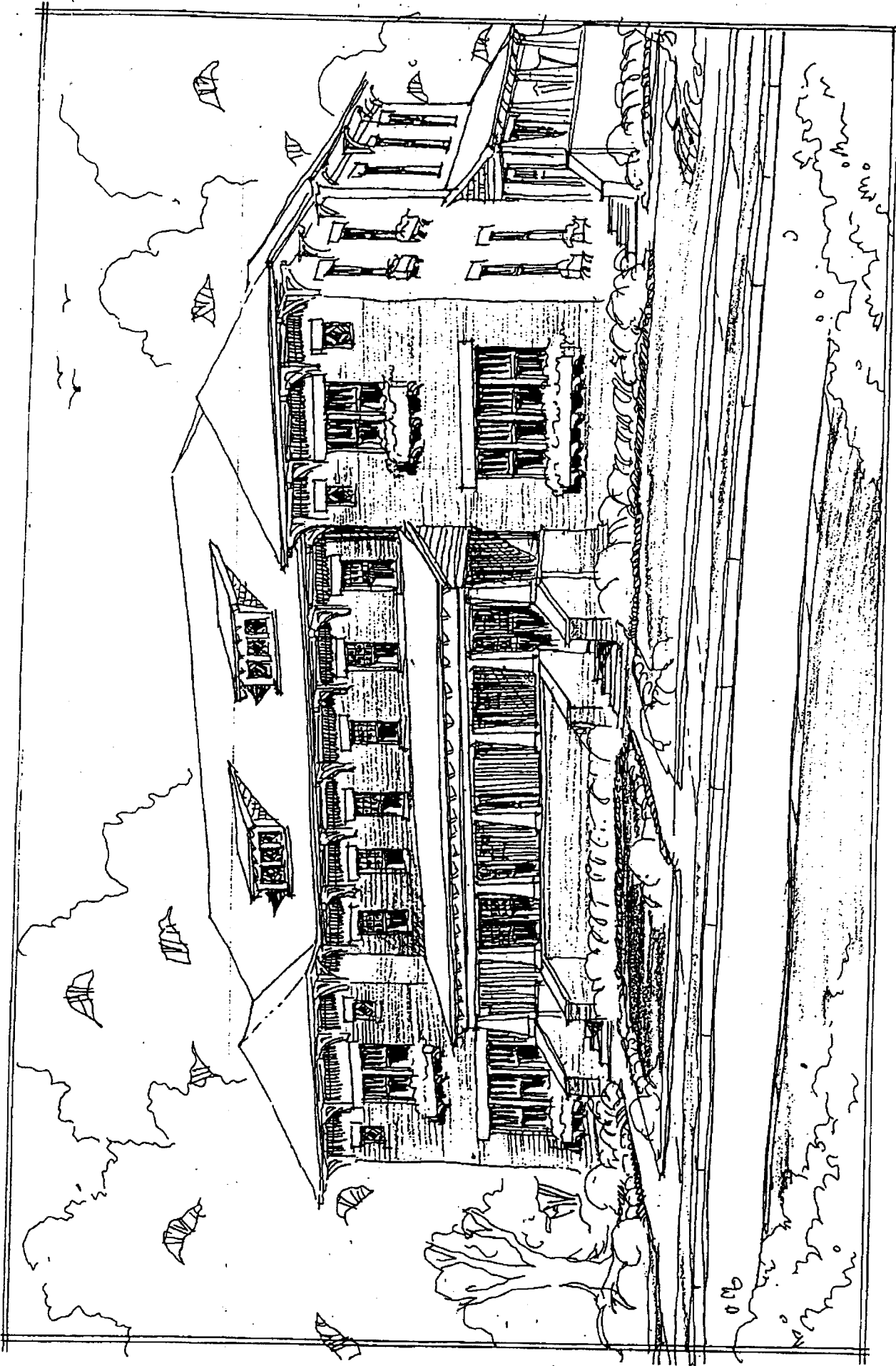
Robin Meyer
Steven Reents
Area Residents
(With Copies of Attachments)

John Wieland Homes and Neighborhoods, Inc.
(With Copies of Attachments)



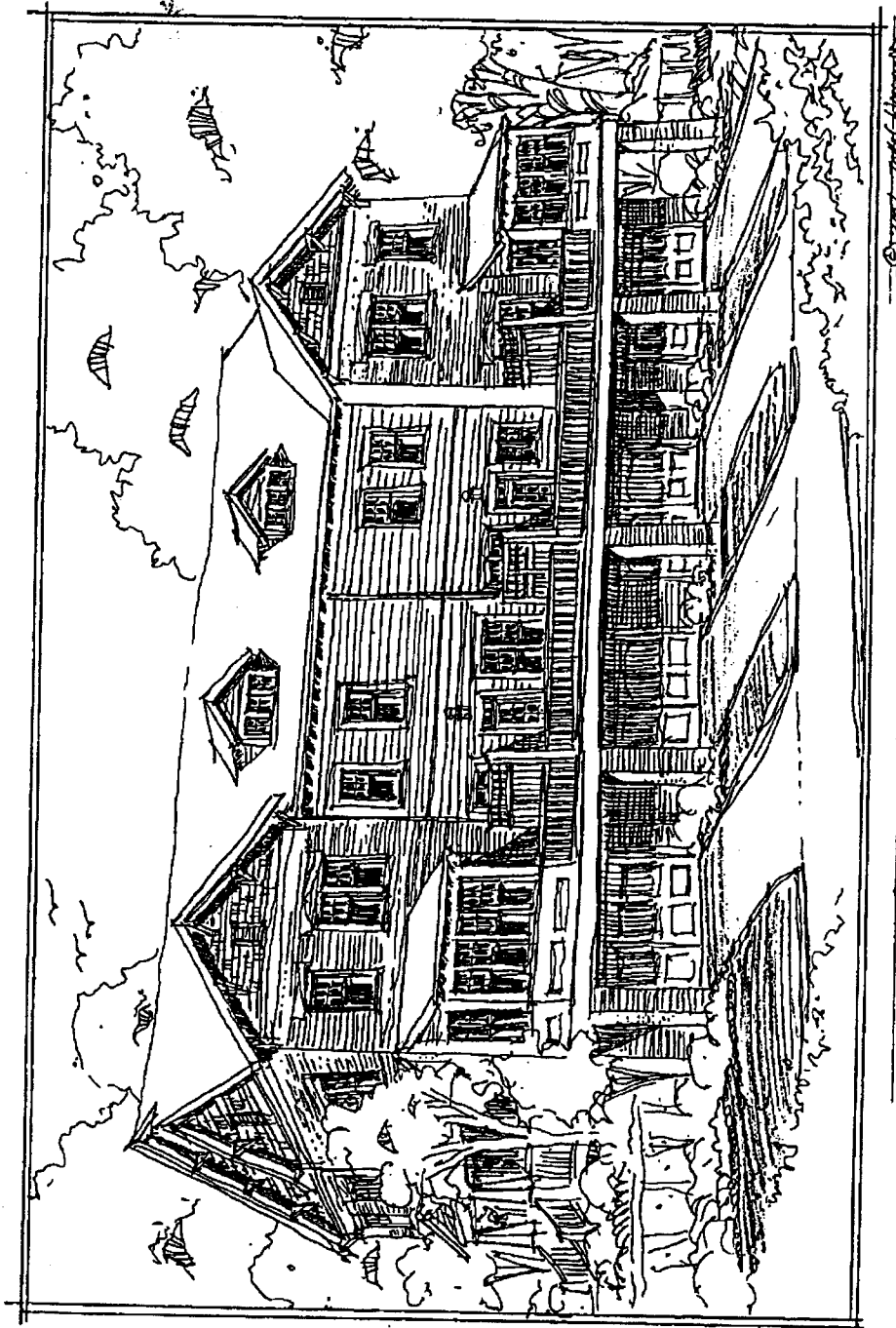
Petition No. Z-31
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Continued

Exhibit "A"



Petition No. Z-31
Meeting Date 4-17-2007
Continued

Rear elevation drawing submitted to replace drawing within 4/2/07 letter.



Petition No. Z-31
Meeting Date 4-17-2007
Continued

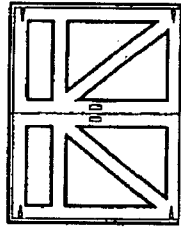
RECEIVED
APR 11 2007
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[Signature]
11:40

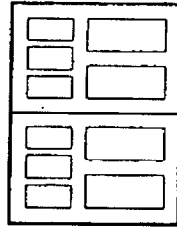
APR 11 2007

APR 11 2007

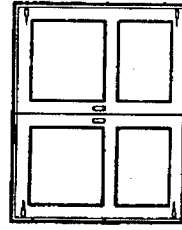
GARAGE DOOR TYPES



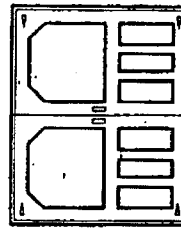
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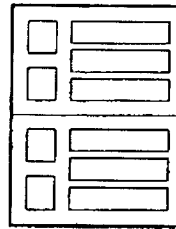
PROVIDENCE



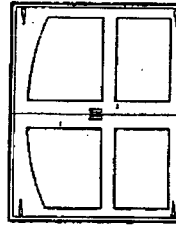
MADISON



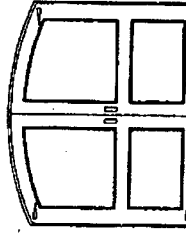
COUNTRY



CRAFTSMAN



HERITAGE



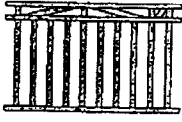









HERITAGE (TRU)

Petition No. Z-31
Meeting Date 4-17-2007
Continued

F I E L D B U I L T

P O R C H

FONT	END	FONT	END
Porch 36" Railing 		Wood Colonial Revival 	
Porch Diamond 			
Porch Railing 			
Providence 			

Petition No. 2-31
Meeting Date 4-17-2007
Submitted

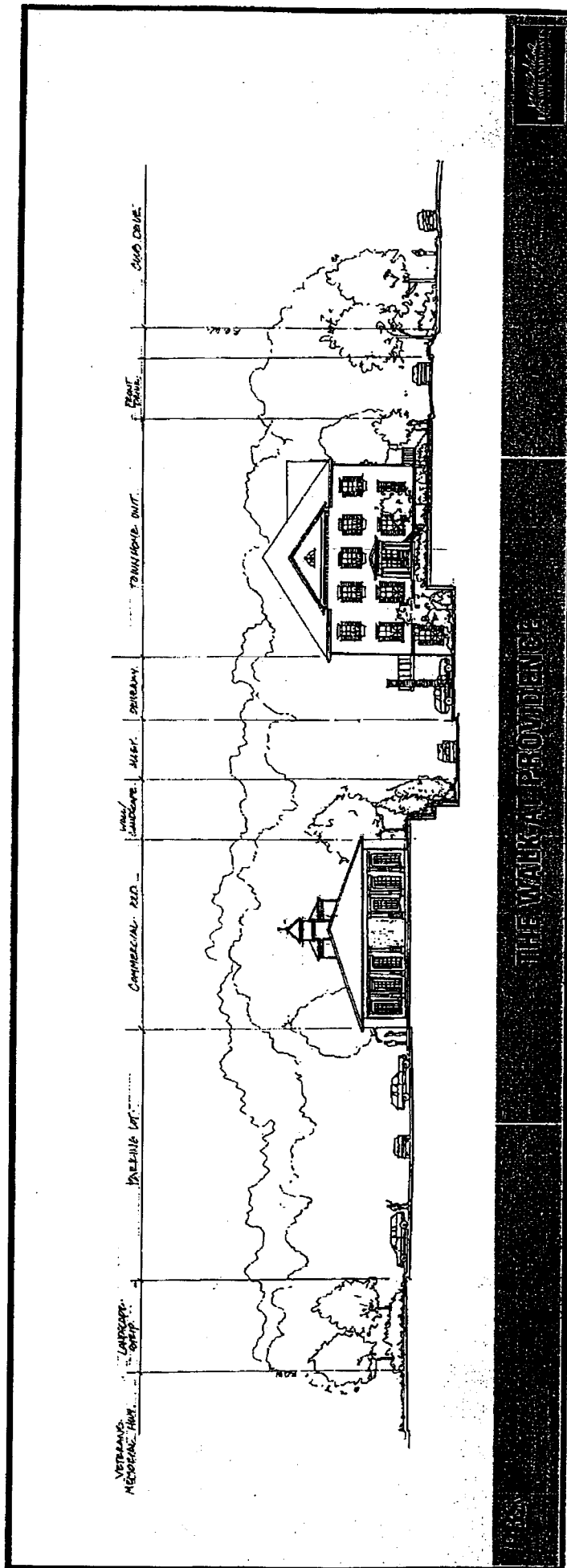


Exhibit "B"

Petition No. Z-31
 Meeting Date 4-17-2007
 Continued

APPLICANT: John Wieland Homes & Neighborhoods, Inc. PETITION NO.: Z-31

PRESENT ZONING: UVC PETITION FOR: NRC, RM-8

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Veterans Memorial Hwy	22090	Arterial	45 mph	GDOT	100'
Queens Mill Road	2900	Minor Collector	35 mph	Cobb County	60'

*Based on 2005 traffic counting data taken by GDOT.
Based on 2005 traffic counting data taken by Cobb County DOT.*

COMMENTS AND OBSERVATIONS

Veterans Memorial Highway is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Queens Mill Road is classified as a Minor Collector and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Due to close proximity to the intersection of Veterans Memorial Highway, access along the Queens Mill Road should be restricted to right-in/right-out.

As necessitated by this development for egress from Queen Mill Road, a deceleration lane will be required.

RECOMMENDATIONS

Recommend a right-in/right-out drive-way on Queens Mill Road.

Recommend deceleration lane.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Min. Bk. 48 Petition No. Z-31
Doc. Type Revised DOT
Comments/Recommendations
Meeting Date 4-17-2007

FILED WITH COUNTY CLERK THIS 3rd DAY
OF April 20 07 BY DDT
RE Z-31 - Revised DOT
Comments/Recommendations
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA Karan J. King

**2014 PAID AD VALOREM PROPERTY TAX
RECIPT FOR SUBJECT PROPERTY
(TAX PARCEL NO. 18018000790)**



CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 9/9/2015 3:01:51 PM

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
JW HOMES LLC

JW LAND INVESTMENTS LLC

Payment Date: 10/15/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	18018000790	10/15/2014	Pay: N/A or	5103.94

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$5,103.94	\$5,103.94	\$0.00