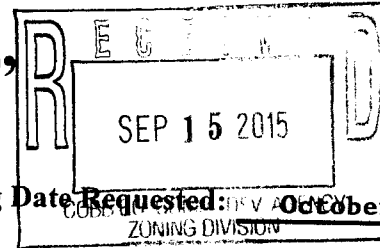


(Site Plan and Stipulation Amendment)  
**Application for "Other Business"**  
**Cobb County, Georgia**

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



OB-46

BOC Hearing Date Requested: October 20, 2015

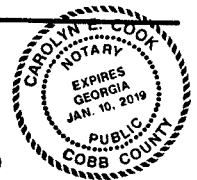
**Applicant:** JW Homes, LLC Phone #: (770) 703-1646  
(applicant's name printed)

**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

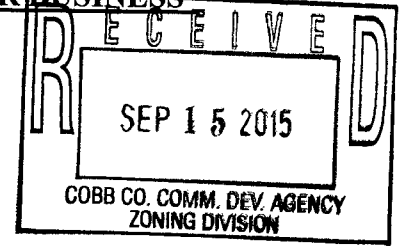
**Location:** Southeasterly intersection of Veterans Memorial Highway and Queens Mill Road  
(street address, if applicable; nearest intersection, etc.)

**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.

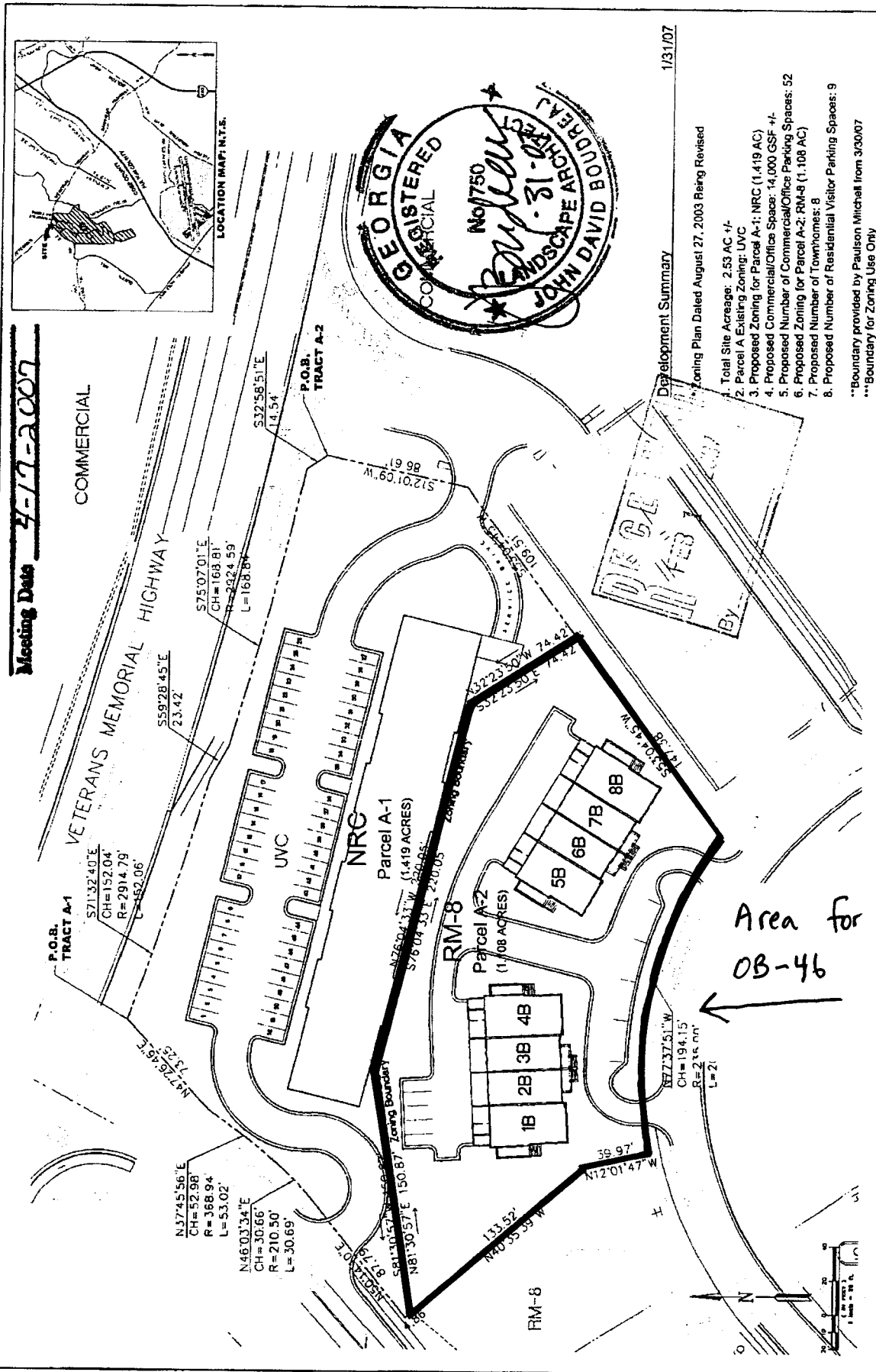
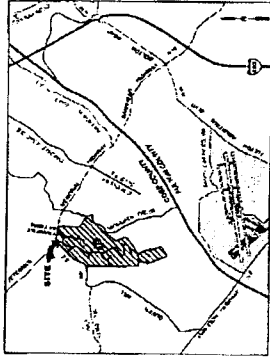
**PRELIMINARY PLAT AS TO  
RM-8 DEVELOPMENT  
FOR APPROVAL  
IN APPLICATION FOR "OTHER BUSINESS"  
- OCTOBER 20, 2015**



**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 4-17-2007



Date/Issuance Summary 1/31/07

- Zoning Plan Dated August 27, 2003 Being Revised
- Total Site Area: 2.53 AC +/-
  - Parcel A Existing Zoning: UVC
  - Proposed Zoning for Parcel A-1: NRC (1.419 AC)
  - Proposed Commercial/Office Space: 14,000 GSF +/-
  - Proposed Number of Commercial/Office Parking Spaces: 52
  - Proposed Zoning for Parcel A-2: RM-8 (1.108 AC)
  - Proposed Number of Townhomes: 8
  - Proposed Number of Residential Visitor Parking Spaces: 9

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

	JOHN WIELAND SITE AND LAYOUT DESIGN 110-455-0084	PROJECT <b>PROVIDENCE</b> CONCEPTUAL MASTER PLAN PARCEL A	SHEET NO. 1 OF 2 DATE: 1/31/07 DRAWN BY: JWB CHECKED BY: JWB SCALE: AS SHOWN SHEET 1.000
	JOHN WIELAND 110-455-0084	PROJECT <b>PROVIDENCE</b> CONCEPTUAL MASTER PLAN PARCEL A	SHEET NO. 1 OF 2 DATE: 1/31/07 DRAWN BY: JWB CHECKED BY: JWB SCALE: AS SHOWN SHEET 1.000

**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 18<sup>th</sup> 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:**

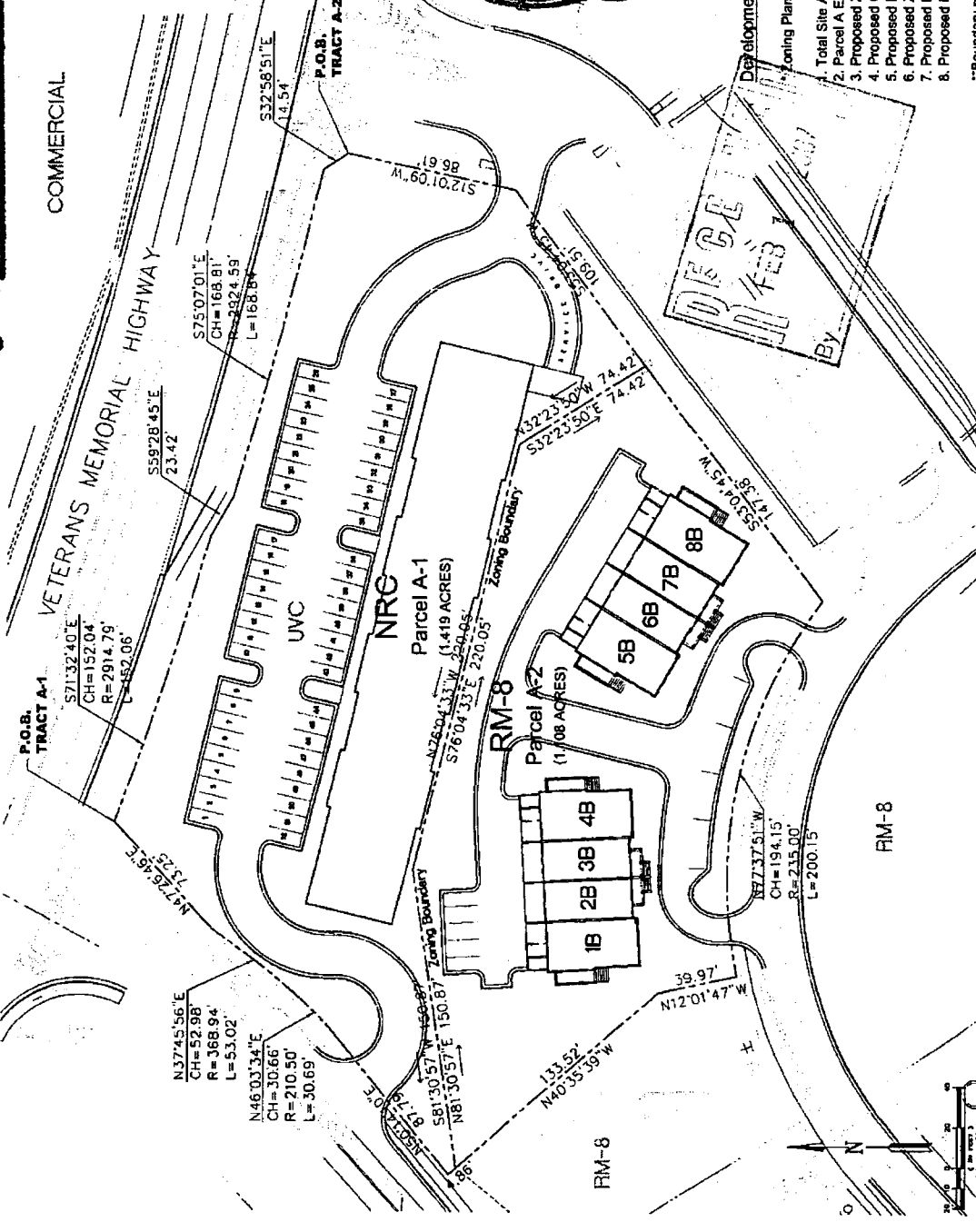
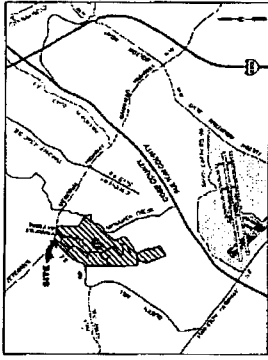
- **site plan received by the Zoning Division February 1, 2007, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. John Moore, dated April 2, 2007 (attached and made a part of these minutes)**
- **Fire 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



**CLIENT:** JOHN WIELAND HOMES & NEIGHBORHOODS, INC.  
 1950 SULLY AVE. ROAD  
 ATLANTA, GA 30327  
 770-996-2400

**PROJECT:** PROVIDENCE  
 COBB COUNTY, GA  
 1000 WILSON ROAD  
 IN LINDALE, GA 30142  
 COBB COUNTY, GEORGIA

**DESIGNER:** PBS  
 1000 WILSON ROAD  
 IN LINDALE, GA 30142  
 COBB COUNTY, GEORGIA  
 770-996-2400

**DATE:** 1/31/07

**SCALE:** 1" = 100'

**SHEET 4 OF 4**

# 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 B. 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. MINGLEDORFF  
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, 18<sup>th</sup> District,  
2<sup>nd</sup> 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, 18<sup>th</sup> District, 2<sup>nd</sup> 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

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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April 2, 2007

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

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.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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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

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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Meeting Date 4-17-2007  
Continued

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

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
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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

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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April 2, 2007

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

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.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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Petition No. 2-31  
Meeting Date 4-17-2007  
Continued

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.



**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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April 2, 2007

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

- (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  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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April 2, 2007

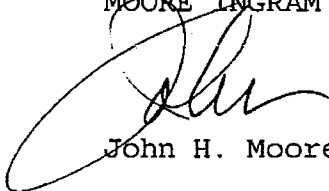
Petition No. Z-31  
Meeting Date 4-17-2007  
Continued

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)

**MOORE INGRAM JOHNSON & STEELE**

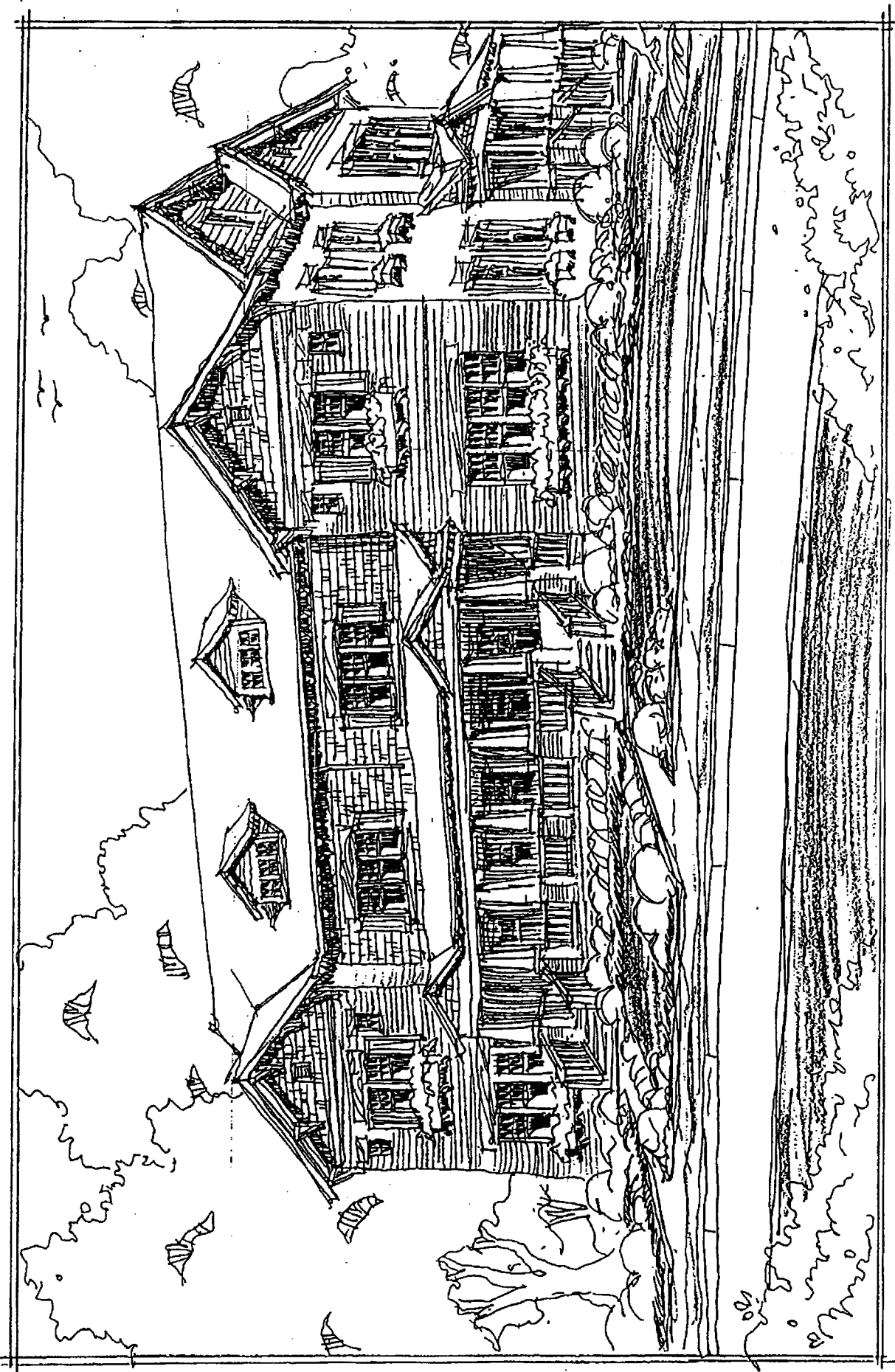
Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 10 of 10  
April 2, 2007

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

c: James Cavedo  
Mableton Improvement Coalition  
(With Copies of Attachments)

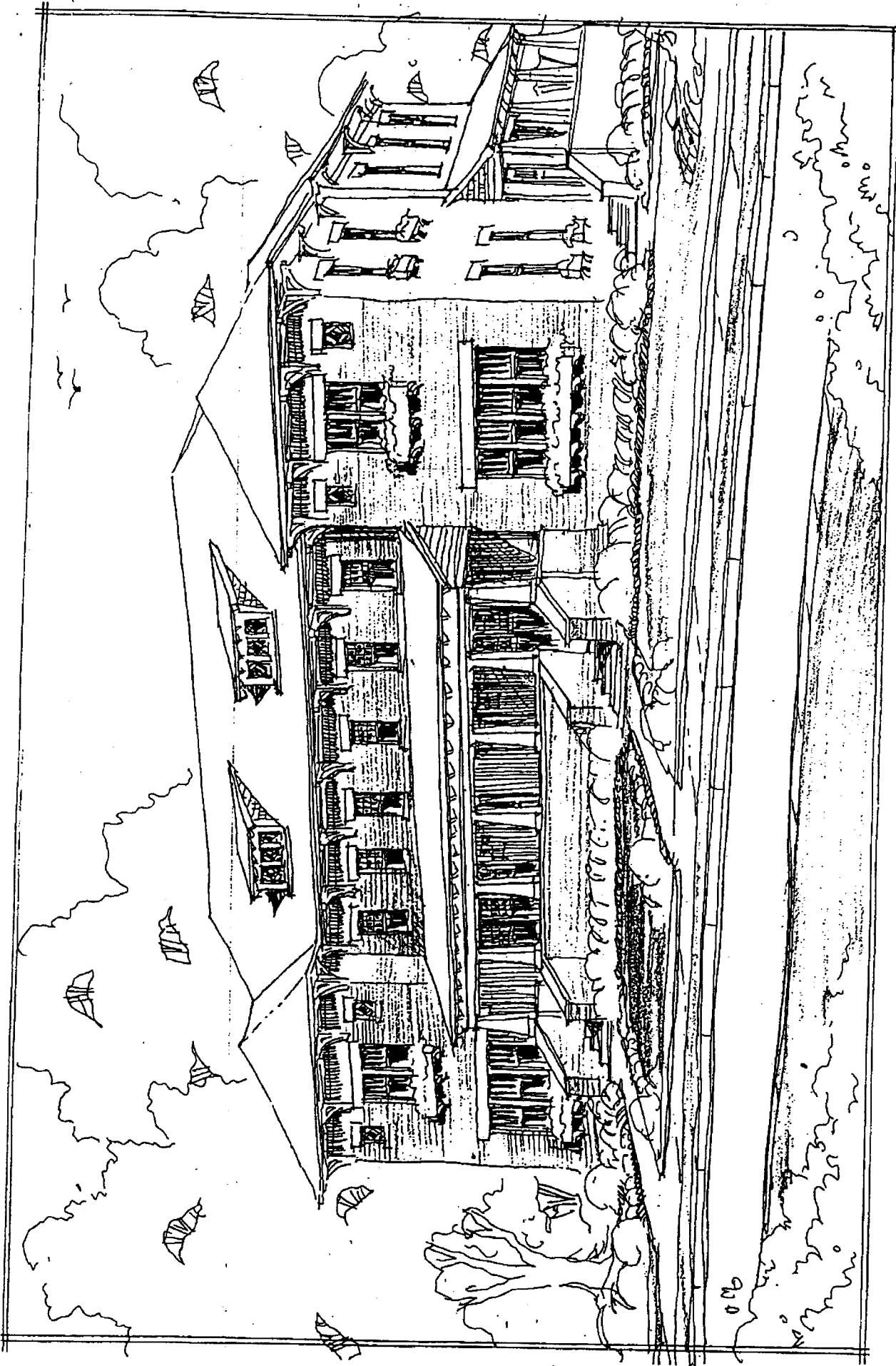
Robin Meyer  
Steven Reents  
Area Residents  
(With Copies of Attachments)

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



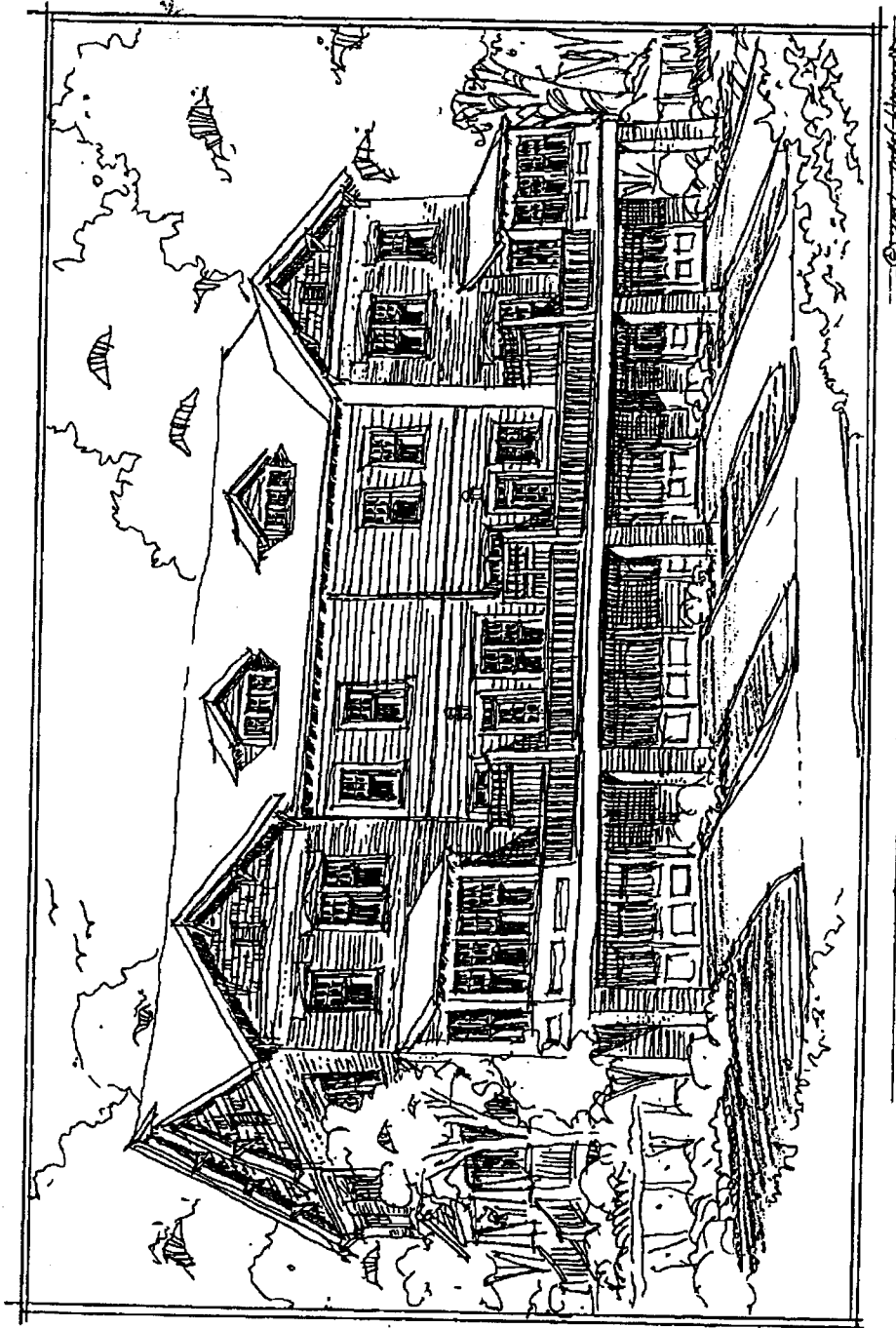
Petition No. Z-31  
Meeting Date 4-17-2007  
Continued

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

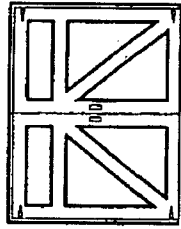
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APR 11 2007  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

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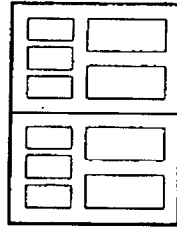
*[Small stamp]*

*[Small stamp]*

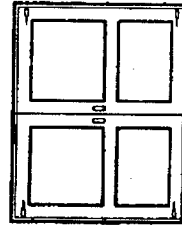
# GARAGE DOOR TYPES



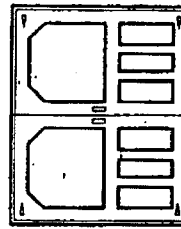
SCOTTSDALE



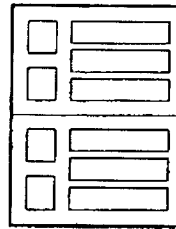
PROVIDENCE



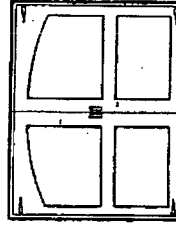
MADISON



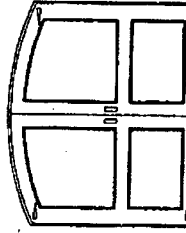
COUNTRY



CRAFTSMAN



HERITAGE



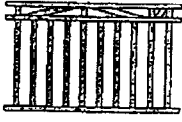









HERITAGE (TRU)

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



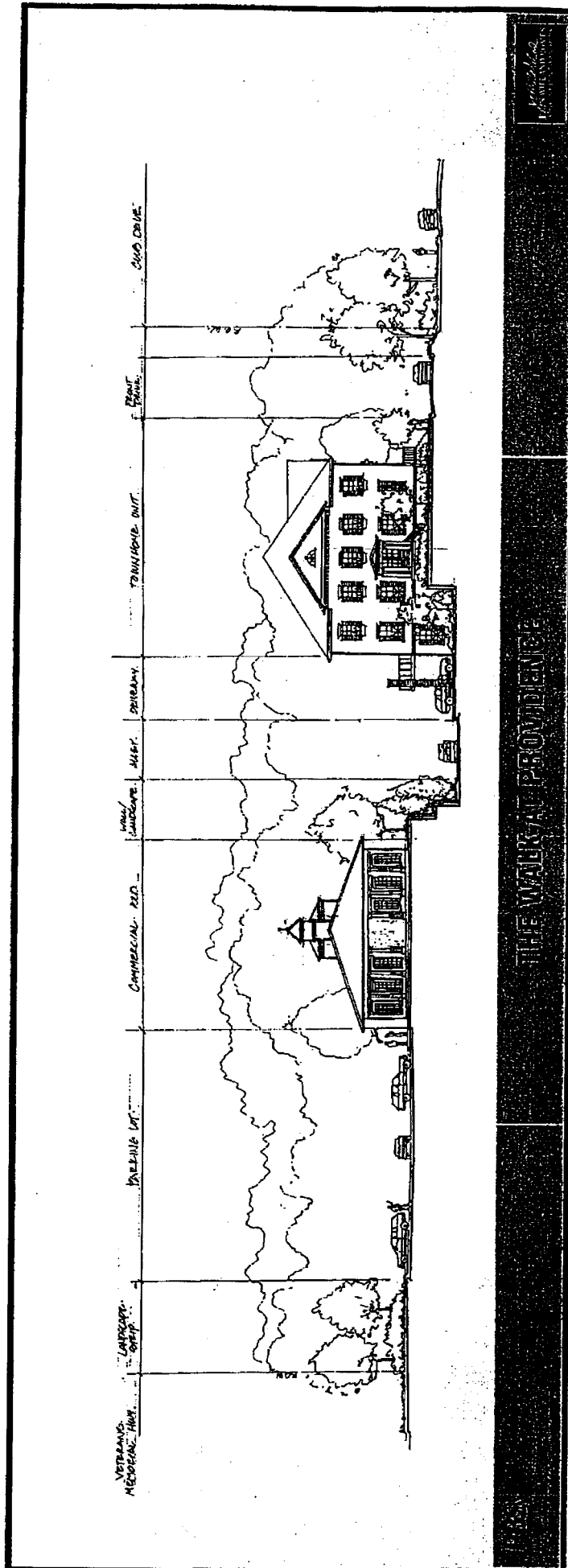


Exhibit "B"

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