

CONTINUED BY  
STAFF

PREPARED BY:


**VCM**

**Vaughan & Melton**  
Consulting Engineers, Inc.  
Engineering • Surveying

4271 Sunset Lake Rd. Suite D  
Bakersfield, California 93309  
TEL. (714) 837-2800 FAX. (714) 837-2804

**VCM Contacts:**  
Phyllis Lee Lamm (404) 377-5274  
KIM CULLEY NORTH CAROLINA  
610-344-0000  
704-383-3786  
TERRILL BARNES SOUTH CAROLINA  
804-974-4178  
804-974-4178

Not for Construction  
Not for Record  
See Page 20-14

PREPARED FOR:  
[COMPANY]  
**PEARLBROOK  
DEVELOPMENT, L.P.**  
  
3440 Barkdale Road  
Memphis, TN 38128  
Contact:  
Mickey Harvey  
404-415-0944

[illegible]

The map shows a network of roads including Highway 12, Highway 100, Highway 90, and Highway 80. A large area is labeled 'SITE'. Other labels include 'EXISTING 12 MW SOLAR PHOTOVOLTAIC POWER PLANT', 'PROPOSED 12 MW SOLAR PHOTOVOLTAIC POWER PLANT', 'SOLAR PHOTOVOLTAIC POWER PLANT', and 'SOLAR PHOTOVOLTAIC POWER PLANT'. The map is titled 'LOCATION MAP'.

## LOCATION MAP

RECEIVED  
APR - 6 2016  
CITY OF WILMINGTON PARK FOREST CO  
ATLANTA CO. COMM. DEV. AGENCY  
ZONING DIVISION  
APR 6 2016

**SITE SUMMARY**

TRACT AREA: 108.82 AC  
EX. ZONING: R-20 & R-40  
PR. ZONING: R-18  
MAX. LOTS ALLOWED: 228  
TOTAL AC. IN TRACT: 204  
LA. 1.87 UNAD  
RIGHT OF WAY: 12.38 AC  
COMMON AREA: 15.28 AC (14%)

NET LOT AREA:  
15,000 SF BEYOND  
15,000 SF BEYOND  
17,317 SF AND  
AND

RETRACTS:  
FRONT: 36'  
SIDE: 10' (2)  
REAR: 30'

**MISC. NOTES**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE UNINCORPORATED AREA OF THE CITY OF SAN ANTONIO, TEXAS, TRACT 4, 2013 FOR COBB COUNTY.

NO MAJOR GRADING TO BE PERFORMED.

OPEN SPACE (COMMON) AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THERE ARE NO KNOWN CHANGES OR HISTORIC INTEREST LOCATED ON THIS PROPERTY.

PROPOSED RESIDENCES ARE TO BE DETACHED, SINGLE FAMILY UNITS.

EXISTING PRIVATE ROAD TO BE MAINTAINED / WATER CARRY FACILITY AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRONTAGE ALONG OLD DALLAS RD TO BE CURBED & SEPALED.

24 HR CONTACT  
MITCH NIMEY  
(404) 915-0914

**GEORGIA 811**  
Call 811 to report a problem or request a service.



**APPLICANT:** Pebblebrook Development, LLC

**PHONE#:** 404-915-0914 **EMAIL:** mitchnimey@gmail.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE#:** 770-422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** Evenly Joyce Boatright, Kyle Wesley Boatright and Jason Ashley Mauldin as Executors of the Estate of Thomas Alexander

Steve T. Woodman as Administrator of the Estate of Mary Evelyn Ellis

**PROPERTY LOCATION:** South side of Old Dallas Road, east of Villa Rica Way, and on the north end of Hickory Stick Lane

**ACCESS TO PROPERTY:** Old Dallas Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family house on wooded acreage with a lake

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Single-family houses

**SOUTH:** R-20/Cheatham Springs Subdivision

**EAST:** R-80/Single-family houses; R-80 & R-20/Wynthrop Manor

**WEST:** R-20/Single-family houses; R-20/Nob Ridge Subdivision

**PETITION NO:** Z-47

**HEARING DATE (PC):** 06-07-16

**HEARING DATE (BOC):** 06-21-16

**PRESENT ZONING:** R-20 & R-80

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Residential Neighborhood

**SIZE OF TRACT:** 108.82 acres

**DISTRICT:** 19

**LAND LOT(S):** 29, 45, 46 & 47

**PARCEL(S):** 21, 1, 1, & 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**\*\*\*CONTINUED BY STAFF\*\*\***

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**

