

**JUNE 19, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM OB-026

PURPOSE

To consider a stipulation amendment for Meritage Homes of Georgia, Inc. regarding Z-117 of 2016, for property located on the south side of Hurt Road, east of Tramore Park in Land Lots 784 and 785 the 19th District.

BACKGROUND

The subject property was zoned RA-6 for a residential subdivision with many stipulations in 2017. The detention facility was designed and approved for 45% impervious coverage over the entire subdivision by Stormwater Management. The applicant would like to average the impervious surface percentage over all the lots in the subdivision. This is due to the final design of house footprints, which were approved larger than the requirements of the RA-6 zoning code. The applicant has provided a proposed impervious surface chart to Stormwater Management which demonstrates the impervious surface is proposed to be 42.94% over all the lots, which is under the 45% maximum. Stormwater Management is supportive of this proposal. If approved all other zoning stipulations would remain in effect.

STAFF COMMENTS

Stormwater Management: Subject to lot-by-lot table of maximum allowable coverage to be provided on recorded subdivision final plat showing 45% coverage is met for total combined lot areas.

RECOMMENDATION

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

ATTACHMENTS

Other Business Application, proposed site plan and zoning stipulations.

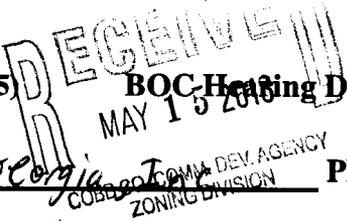
Application for "Other Business"

OB-26-2018

Cobb County, Georgia

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

BOC Hearing Date Requested: 6-19-18



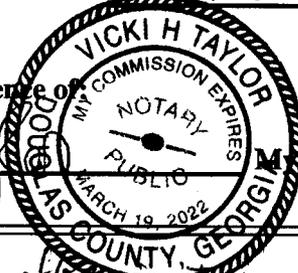
Applicant: Meritage Homes of Georgia, Inc. (applicant's name printed) Phone #: 678-348-8394

Address: 2700 Cumberland Pkwy, Suite 400, Atlanta, GA 30339 E-Mail: Jason.Wadsworth@meritagehomes.com

Jason Wadsworth (representative's name, printed) Address: 2700 Cumberland Pkwy, Suite 400, Atlanta, GA 30339

[Signature] (representative's signature) Phone #: 678-348-8394 E-Mail: Jason.Wadsworth@meritagehomes.com

Signed, sealed and delivered in presence of Vicki H. Taylor Notary Public My commission expires: 3-19-2022

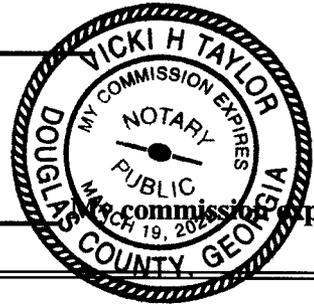


Titleholder(s): Meritage Homes of Georgia, Inc. (property owner's name printed) Phone #: 678-348-8394

Address: 2700 Cumberland Pkwy, Suite 400, Atlanta, GA 30339 E-Mail: Jason.Wadsworth@meritagehomes.com

[Signature] (Property owner's signature)

Signed, sealed and delivered in presence of: Vicki H. Taylor Notary Public My commission expires: 3-19-2022



Commission District: 4 Zoning Case: Z-117 of 2016

Size of property in acres: +/- 41.21 Original Date of Hearing: 12-20-16

Location: 1855 Hurt Road. Southerly side of Hurt Road; easterly of Tramore Park (street address, if applicable; nearest intersection, etc.)

Land Lot(s): 784 & 785 District(s): 19th

State specifically the need or reason(s) for Other Business: To enable the 45% maximum impervious area for RA-6 zoning to be taken as the overall site development impervious area compared to the overall site area.

(List or attach additional information if needed)

[Signature]

RIDGE PLANNING AND ENGINEERING
 1290 KENNESAW CIRCLE, SUITE 200, MARIETTA, GA 30066
 OFFICE: 770.939.9000

CONSTRUCTION PLANS
HALLEY'S RIDGE
F.K.A. HURT ROAD SUBDIVISION
 LAND LOTS 794 & 795
 19TH DISTRICT, 2ND SECTION DISTRICT
 COBB COUNTY, GEORGIA

OWNERS/DEVELOPER
MetroCity Homes
 200 CUMBERLAND PARKWAY
 SUITE 400
 ATLANTA, GA 30339
 PHONE: 678.241.2389

CONTRACT NUMBER: 19071
 EXPIRATION DATE: 02/05/2019

REVISIONS

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REVISIONS

NO.	DATE	DESCRIPTION
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CONTRACT NUMBER: 10077
 COMMENCEMENT DATE: 05/05/2019

DEVELOPER
 METROPOLITAN HOMES
 OF GEORGIA
 200 CUMBERLAND PARKWAY
 SUITE 400
 ATLANTA, GA 30339
 PHONE: 678.342.5383

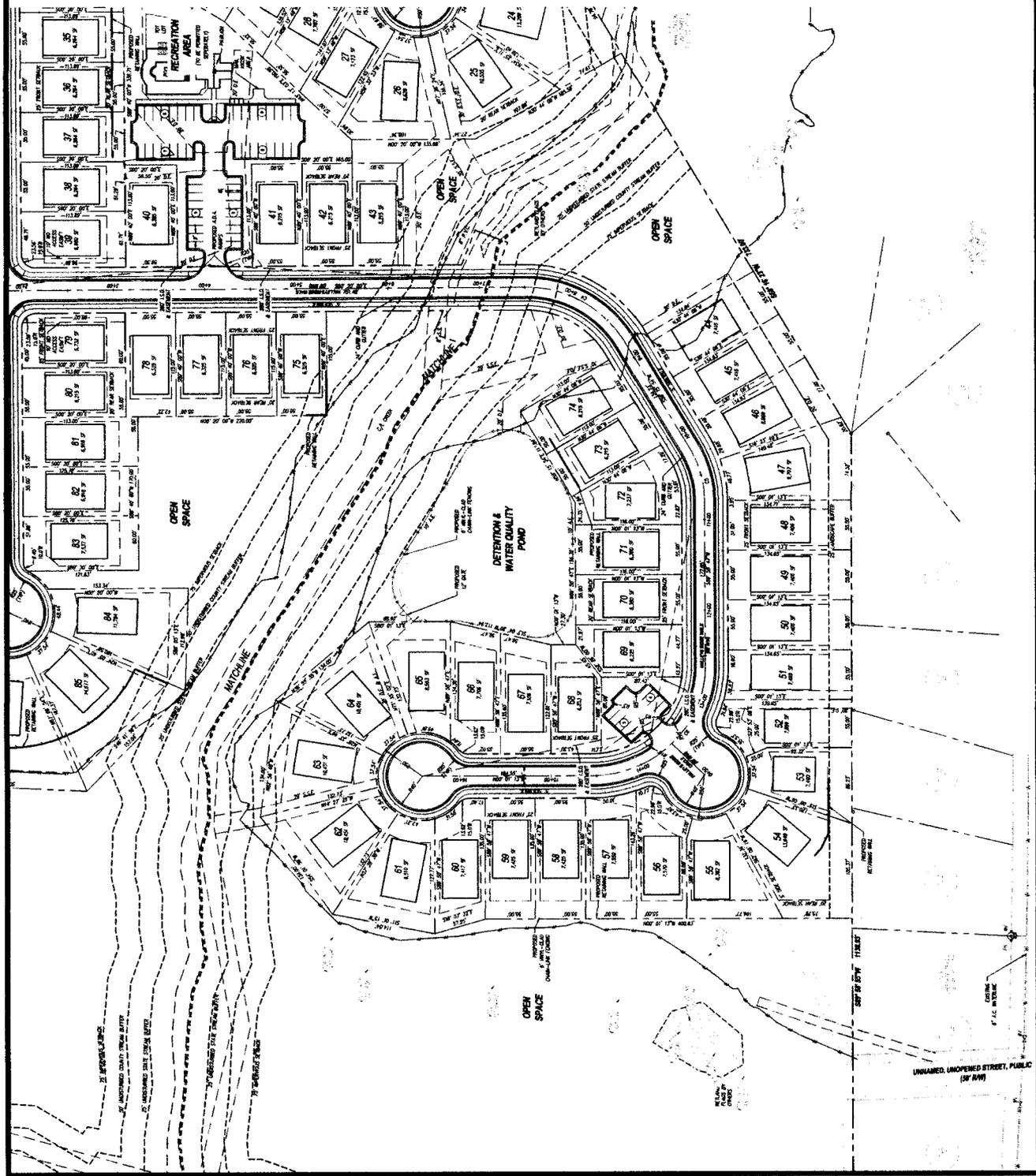
CONSTRUCTION PLANS
 HALLET'S RIDGE
 F.K.A. HURT ROAD SUBDIVISION
 LAND LOTS 784 & 785
 18TH DISTRICT, 2ND SECTION DISTRICT
 COBB COUNTY, GEORGIA

ENGINEERING
 RIDGE PLANNING AND ENGINEERING
 1290 KENNESAW CIRCLE, SUITE 200
 MARIETTA, GA 30066
 OFFICE: 770.938.9000

NO STREET FABBING HAS
 BEEN APPROVED FOR
 THIS DEVELOPMENT

CURVE TABLE

STATION	CHORD BEARS	CHORD	CHORD BEARS	CHORD
1+00.00	100.00	100.00	100.00	100.00
1+10.00	110.00	110.00	110.00	110.00
1+20.00	120.00	120.00	120.00	120.00
1+30.00	130.00	130.00	130.00	130.00
1+40.00	140.00	140.00	140.00	140.00
1+50.00	150.00	150.00	150.00	150.00
1+60.00	160.00	160.00	160.00	160.00
1+70.00	170.00	170.00	170.00	170.00
1+80.00	180.00	180.00	180.00	180.00
1+90.00	190.00	190.00	190.00	190.00
2+00.00	200.00	200.00	200.00	200.00
2+10.00	210.00	210.00	210.00	210.00
2+20.00	220.00	220.00	220.00	220.00
2+30.00	230.00	230.00	230.00	230.00
2+40.00	240.00	240.00	240.00	240.00
2+50.00	250.00	250.00	250.00	250.00
2+60.00	260.00	260.00	260.00	260.00
2+70.00	270.00	270.00	270.00	270.00
2+80.00	280.00	280.00	280.00	280.00
2+90.00	290.00	290.00	290.00	290.00
3+00.00	300.00	300.00	300.00	300.00



Lot Number	Lot Size (s.f.)	Total Impervious (s.f.)
1	6,372	3,467.67
2	6,214	3,155.67
3	6,645	3,311.67
4	6,672	3,311.67
5	6,737	3,311.67
6	6,863	3,545.67
7	7,583	3,662.77
8	10,154	3,667.78
9	11,860	3,864.47
10	10,626	3,368.51
11	11,995	3,485.87
12	14,627	3,874.99
13	7,901	3,131.92
14	9,620	3,742.45
15	8,701	3,754.27
16	7,573	3,528.36
17	7,429	3,350.67
18	7,429	3,662.67
19	7,429	3,701.67
20	7,700	3,662.67
21	7,700	3,350.67
22	7,477	3,535.62
23	9,152	2,742.30
24	13,269	3,525.65
25	10,555	3,491.28
26	9,628	3,597.82
27	7,123	3,351.85
28	7,787	3,925.56
29	7,120	3,545.67
30	6,786	3,272.67
31	6,786	3,506.67
32	10,227	3,116.67
33	9,815	3,533.63
34	6,264	3,311.67
35	6,264	3,311.67
36	6,264	3,311.67
37	6,264	3,311.67
38	6,264	3,311.67
39	6,980	3,311.67
40	6,385	3,467.67
41	6,215	3,428.67
42	6,215	3,272.67
43	6,215	3,467.67
44	7,416	3,467.67
45	7,416	3,467.67
46	8,669	3,434.33
47	9,797	3,473.66
48	7,406	3,467.67
49	7,406	3,857.67
50	7,406	3,350.67
51	7,469	3,348.87
52	7,859	3,248.20
53	7,400	2,713.22
54	13,649	3,329.36
55	8,382	3,555.49
56	7,570	3,908.72
57	7,559	3,758.61
58	7,425	3,545.67
59	7,425	3,545.67
60	7,417	3,765.51
61	9,510	3,680.87
62	10,451	3,564.65
63	10,451	3,563.47
64	10,451	3,525.96

Lot Number	Lot Size (s.f.)	Total Impervious (s.f.)
65	8,563	3,895.13
66	7,706	4,131.24
67	7,106	3,857.67
68	6,253	3,350.67
69	6,225	3,311.67
70	6,380	3,311.67
71	6,380	3,311.67
72	7,237	3,189.27
73	6,215	3,311.67
74	6,215	3,311.67
75	6,325	3,662.67
76	6,325	3,662.67
77	6,325	3,662.67
78	6,325	3,662.67
79	6,732	3,545.67
80	6,215	3,545.67
81	6,918	3,545.67
82	6,918	3,545.67
83	7,537	3,455.14
84	11,784	3,173.41
85	14,677	3,328.98
86	17,802	3,329.35
87	17,180	3,329.51
88	7,734	3,629.60
89	6,707	3,662.67
90	6,249	3,545.67
91	6,204	3,467.67
92	6,224	3,467.67
93	6,212	3,467.67
Totals	754,032	323,812
Totals(Acres)	17.31	7.43

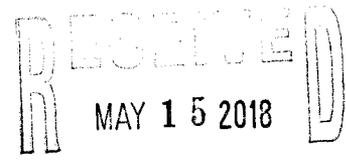
Total Impervious Lot Area/Total Lot Area=
323,812 s.f./754,032 s.f.=
42.94% Impervious

IMPERVIOUS AREA SUMMARY

TOTAL SITE AREA	41.21 ACRES
TOTAL IMPERVIOUS AREA	11.30 ACRES (PROPOSED)
TOTAL % IMPERVIOUS AREA PROPOSED	27.4%

IMPERVIOUS AREA BREAKDOWN

SIDEWALKS & DRIVES (WITHIN R/W)	1.09 ACRES
RECREATION AREA	0.50 ACRES
GUEST PARKING	0.07 ACRES
PAVEMENT (WITHIN R/W)	2.21 ACRES
LOTS (HOUSES, DRIVEWAYS, PATIOS & WALKWAYS)	7.43 ACRES



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IMPERVIOUS AREA SUMMARY

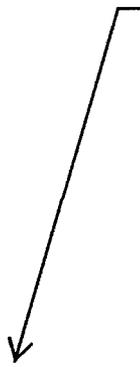
TOTAL SITE AREA	41.21 ACRES
TOTAL IMPERVIOUS AREA	11.30 ACRES (PROPOSED)
TOTAL % IMPERVIOUS AREA PROPOSED	27.4%

IMPERVIOUS AREA BREAKDOWN

SIDEWALKS & DRIVES (WITHIN R/W)	1.09 ACRES
RECREATION AREA	0.50 ACRES
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PAVEMENT (WITHIN R/W)	2.21 ACRES
LOTS (HOUSES, DRIVEWAYS, PATIOS & WALKWAYS)	7.43 ACRES

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ZONING DIVISION

TOTAL IMPERVIOUS AREA FROM APPROVED HYDROLOGY STUDY = 11.3 ACRES

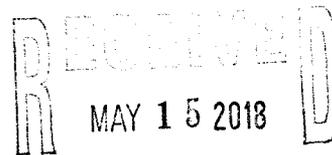


Basin A to pond

<u>Condition</u>	<u>CN</u>	<u>Acreage</u>	<u>CN * Acreage</u>	
offsite	72	3.46	249.12	
Landscaped	61	9.37	571.57	
impervious	98	10.53	1031.94	
TOTAL		23.36	1852.63	79

pond A bypass

<u>Condition</u>	<u>CN</u>	<u>Acreage</u>	<u>CN * Acreage</u>	
Impervious	98	0.80	78.40	
Landscaped	61	4.58	279.38	
Undisturbed	55	15.93	876.15	
TOTAL		21.31	1233.93	58



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REGULAR AGENDA (CONT.)

Z-114'¹⁶ CAPKEY REAL ESTATE ADVISORS

D. If there are any changes to the stipulations, then notice is to be given to affected homeowners

VOTE: ADOPTED 4-1, Ott opposed

Chairman Boyce called for a brief recess at 10:59 a.m.; the hearing reconvened at 11:08 a.m.

Z-117'¹⁶ HICKS BUSINESS ENTERPRISES, LLC (The Estate of Freeman Alexander Moon, owner) requesting Rezoning from **R-20** to **RM-8** for the purpose of Single-Family Residential in Land Lots 784 and 785 of the 19th District. Located on the south side of Hurt Road, east of Tramore Park. *(Previously continued by the Planning Commission until the February 7, 2017 Planning Commission hearing; continued by the Board of Commissioners until their March 21, 2017 hearing and continued by Staff until the April 18, 2017 Board of Commissioners hearing)*

The public hearing was opened, and Mr. Kevin Moore, Mr. Robert W. Corn, and Ms. Helga Hong addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **delete** Z-117'¹⁶ to the RA-6 zoning category, subject to:

- 1. Site plan received by the Zoning Division on March 14, 2017 (attached and made a part of these minutes)**
- 2. Letter of agreeable conditions from Mr. Kevin Moore dated March 14, 2017 (attached and made a part of these minutes), with the following changes:**
 - A. Item No. 5 – replace “5,500” with “6,200”**
 - B. Item No. 8 – add to the end: “There shall be at least 50% brick and stone masonry on the front elevation and for homes that are facing Hurt Road, they are to have four-sided architecture.”**
 - C. Add Item No. 35. “A bus pad is to be added to the entrance of the subdivision.”**
- 3. Variances as mentioned in the Zoning Division comments and recommendations, not otherwise in conflict**

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 18, 2017
PAGE 15

REGULAR AGENDA (CONT.)

Z-117'¹⁶ HICKS BUSINESS ENTERPRISES, LLC (CONT.)

4. *Revised Cemetery Preservation Commission comments and recommendations dated March 23, 2017 (attached and make a part of these minutes), not otherwise in conflict*
5. *Fire Department comments and recommendations, not otherwise in conflict*
6. *Water and Sewer Division comments and recommendations, not otherwise in conflict*
7. *Stormwater Management Division comments and recommendations, not otherwise in conflict*
8. *Department of Transportation comments and recommendations, not otherwise in conflict*
9. *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 5-0

Chairman Boyce called for a lunch recess at 12:00 p.m.; the hearing reconvened at 12:55 p.m.

Z-119'¹⁶ MAYWEATHER ENTERPRISE (Winston Property Ventures, LLC, owner) requesting Rezoning from **GC and R-20** to **NRC** for the purpose of a Convenience Store with a Fuel Station in Land Lot 85 of the 17th District. Located on the southwest intersection of Pat Mell Road and Lorene Drive. *(Previously continued by staff from the February 7, 2017 Planning Commission hearing until the April 18, 2017 Board of Commissioners hearing)*

The public hearing was opened, and Mr. Lee Mayweather addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to approve Z-119'¹⁶ to the NRC zoning category, subject to:

1. **Site plan received by the Zoning Division on October 6, 2016 (attached and make a part of these minutes) with the location design of the fuel stations to be submitted to Community Development and subject to District Commissioner approval**
2. **A lighting plan for building and parking is to be submitted to Community Development for approval**

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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JACKSONVILLE, FLORIDA 32256
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BRENTWOOD, TENNESSEE 37027
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2333 ALEXANDRIA DRIVE
LEXINGTON, KENTUCKY 40504
TELEPHONE (502) 410-8021

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886 ISLAND PARK DR • STE B
CHARLESTON, SOUTH CAROLINA 29492
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LIZA D. HARRELL**
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FREDERICK F. FISHER***
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BRENT R. LAMAN*
CHRISTOPHER R. BROOKS*
CHRISTOPHER D. TROUTMAN
ALLISON M. HELBINGER*
MICHAEL R. BEANE†
N. CRAIG HOLLOWAY*
MICHAEL E. PATTERSON***
MATTHEW L. JONES

NELOFAR AGHARAHIMI*
ANTHONY J. TROMMELLO
RYAN T. BOWDEN
PATRICK R. MCKENRICK*
JARED C. WILLIAMS***
CHRISTOPHER G. ROWE*
TIFFANY B. SHERRILL*
AMBER LAMPE PETERS*
DAVID W. SAMMONS†

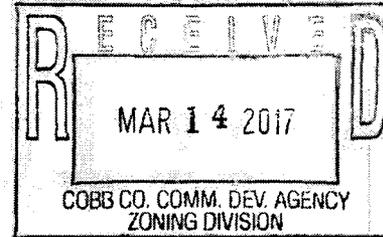
OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
*** ALSO ADMITTED IN CA
* ALSO ADMITTED IN TX
* ALSO ADMITTED IN AL
* ALSO ADMITTED IN KY
+ ALSO ADMITTED IN SC
ALSO ADMITTED IN NC
** ALSO ADMITTED IN IN
* ADMITTED ONLY IN TN
† ADMITTED ONLY IN FL
*** ADMITTED ONLY IN SC
* ADMITTED ONLY IN KY

March 14, 2017

Hand Delivered

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064



RE: Application for Rezoning - Application No. Z-117 (2016)
Applicant: Hicks Business Enterprises, LLC
Property Owner: The Estate of Freeman Alexander Moon
Property: 41.21 acres, more or less, located on the southerly side of Hurt Road, easterly of Tramore Park (being known as 1855 Hurt Road), Land Lots 784 and 785, 19th District, 2nd Section, Cobb County, Georgia

Dear Jason:

The undersigned and this firm represent Hicks Business Enterprises, LLC, the Applicant (hereinafter "Applicant"), and the Estate of Freeman Alexander Moon, the Property Owner (hereinafter "Owner"), in their Application for Rezoning with regard to property located on the southerly side of Hurt Road, easterly of Tramore Park (presently known as 1855 Hurt Road), and being 41.21 acres, more or less, located in Land Lots 784 and 785, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After continuing meetings and discussions with Planning and Zoning Staff and various Cobb County departmental

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
Page 2 of 7
March 14, 2017

representatives, staff, and officials; ongoing meetings and discussions with area residents; reviewing the Departmental Comments and Staff Recommendations; as well as, the uses of surrounding properties; and following the presentation to and hearing before the Cobb County Planning Commission, 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 all prior letters of stipulations and conditions, and specifically those dated and filed November 23, 2016, and February 1, 2017. The proposed, 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 prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer, and Drainage, relating to the Subject Property from any previous zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of RA-6, site plan specific to the revised Rezoning Plan prepared for Applicant by BH&D Engineering, Inc. dated and last revised February 22, 2017, and submitted with this revised letter of agreeable stipulations and conditions. A reduced copy of the revised Rezoning Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (3) By this revised letter of agreeable stipulations and conditions, Applicant amends its Application for Rezoning to include the revised Rezoning Plan for the proposed development hereinabove referenced, same being prepared for BH&D Engineering, Inc. dated and last revised February 22, 2017, and filed with the Zoning Office contemporaneously with the filing of this revised letter of agreeable stipulations and conditions.
- (4) The Subject Property consists of approximately 41.21 acres and shall be developed for a single-family, detached, residential community, containing a maximum of ninety-three (93) residences.
- (5) The minimum lot size of lots within the proposed residential community shall be 5,500 square feet, with an average lot size of 7,600 square feet.

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Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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- (6) The residences within the proposed community shall have a minimum of 1,800 square feet, ranging up to 2,500 square feet, and greater, of heated and cooled living space.
- (7) The proposed residences shall be traditional in style and architecture and shall have a minimum two-car, attached garage.
- (8) Homes in the proposed community shall contain a combination of exterior materials to include brick, stone, hardi-shake, board and batten, and traditional lap-siding; and shall be substantially similar to the elevations attached collectively as Exhibit "B" in terms of exterior materials, finishes, and level of quality.
- (9) The setbacks for the proposed residential community shall be as more particularly shown and reflected on the revised Rezoning Plan.
- (10) Applicant further agrees side setbacks for the homes shall be five (5) feet; and the minimum distance between homes shall be fifteen (15) feet.
- (11) All front and side yard areas of the proposed residences shall be fully sodded.
- (12) Guest parking and the mail kiosk for the proposed development shall be located as more particularly shown and reflected on the referenced Rezoning Plan.
- (13) Entrance signage shall be ground based, monument-style signage, and shall consist of brick, stone, or combinations thereof, with accents, and other materials complementary to and comparable with materials comprising the exterior of the proposed residences. Entrance landscaping shall be professionally designed, implemented, and maintained. Maintenance of the entrance area shall be by the mandatory homeowners association as set forth in the declaration of covenants, easements, and restrictions.
- (14) Applicant agrees to install combinations of landscaping and fencing along the Property's frontage on Hurt Road as part of its entrance features.
- (15) Applicant agrees to the creation of a mandatory homeowners association consistent with communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas, mail kiosks, open space areas, landscaping around detention areas, and entrance areas contained within the proposed residential community.

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- (16) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed development; and which will include a prohibition on any aspect of the community participating in a federally subsidized housing program, such as "Section 8."
- (17) Applicant agrees there shall be established a restrictive covenant which limits the number of homes which can be leased or rented at any one time to a maximum of ten (10) percent of the total number of homes; except the lease-back of the "model home" prior to its sale or transfer to a homeowner shall not be included in this prohibition.
- (18) Applicant agrees that homes within the proposed community shall be "for sale" homes; and that the purchase of completed, multiple homes (homes with a certificate of occupancy) within the community by corporate investment buyers for purposes of a rental or lease program shall be prohibited.
- (19) The community shall have active and passive amenities; including, but not limited to, the following:
 - (a) Walking trails providing access to the common, open space areas, and throughout the dedicated open space areas; and
 - (b) Active amenity consisting of, at a minimum, a pool and cabana.
- (20) Street lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residences, as offered by the power provider.
- (21) Applicant agrees to construct internal sidewalks along both sides of the streets within the proposed residential community which shall connect to exterior street sidewalks. Said internal sidewalks shall comply in all respects with Cobb County standards and ordinances.
- (22) All utilities servicing the residences within the proposed community shall be underground.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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- (23) Applicant agrees to comply with all Cobb County and State of Georgia stream buffer requirements as more particularly shown and reflected on the referenced Rezoning Plan.
- (24) All landscaping referenced herein 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 community.
- (25) Detention facilities for the proposed community shall be as shown and reflected on the revised Rezoning Plan. Said facilities shall be screened by black, vinyl-clad chain link fencing, or black wrought iron-type fencing. The fencing shall be six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening.
- (26) Minor modifications to the within stipulations, the referenced Rezoning Plan, lighting, signage, landscaping, building architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district; or
 - (e) Change an access location to a different roadway.
- (27) Applicant agrees to facilitate a Georgia Native Plant Society "Plant Rescue" to be accomplished on those portions of the Subject Property which will be disturbed.
- (28) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

MOORE INGRAM JOHNSON & STEELE

Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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- (29) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (30) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
- (31) Applicant agrees to conduct a level of service traffic study to include the intersection of Powder Springs Road and Hurt Road and the intersection of Austell Road and Hurt Road. For future planning purposes, such traffic study shall be submitted to the Cobb County Department of Transportation prior to or at the time of permitting.
- (32) Applicant agrees to the following road improvements:
 - (a) Installation of left turn lane on Hurt Road;
 - (b) Installation of sidewalk, curb, and gutter along the Property's frontage on Hurt Road; except where such improvements would conflict with existing guardrails, stream or stream buffers, and flood plain; and
 - (c) Installation of a deceleration lane.
- (33) The builder, and subsequently the future homeowners association, shall participate in the "Adopt a Road" program for Hurt Road sponsored through Keep Cobb Beautiful.
- (34) Applicant agrees to cooperate and engage with the Cobb County Parks and Recreation Department to improve Tramore Park at a cost or contribution not to exceed \$5,000.

We believe the requested zoning, together with the revised Rezoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration developments and uses of properties in the surrounding area. The proposed

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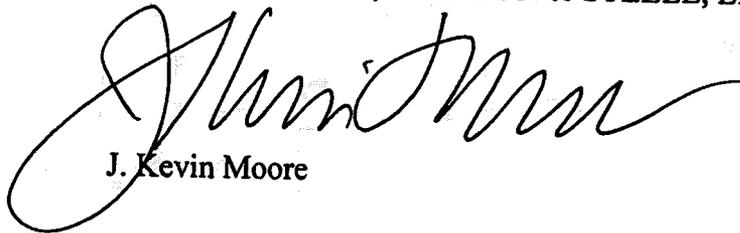
Mr. Jason A. Campbell
Planner III
Zoning Division
Cobb County Community Development Agency
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March 14, 2017

residential community shall be a quality development and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachments

c: Cobb County Board of Commissioners:
Mike Boyce, Chairman
JoAnn Birrell
Lisa N. Cupid
Robert J. Ott
Bob Weatherford
(With Copies of Attachments)

Galt Porter
Cobb County Planning Commission
(With Copies of Attachments)

Bob Corn
Area Resident
(With Copies of Attachments)

Hicks Business Enterprises, LLC
(With Copies of Attachments)

OPTION CODES

STRO01 OPTIONAL UNFINISHED BASEMENT
 STRO02 OPTIONAL FINISHED BASEMENT
 STRO03 OPTIONAL 300' SIDE LOAN GARAGE (7'-0" SIDE EXTENSION)
 STRO04 OPTIONAL 3 CAR SIDE LOAN GARAGE (HANDICAPED ON)
 STRO05 OPTIONAL 3 CAR FRONT LOAN GARAGE (HANDICAPED ON)
 STRO06 OPTIONAL LOW BUILT-INS - SIDE FAMILY FRIDGE PLACE
 STRO07 GARINET KITCHEN OPTION
 STRO08 OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
 STRO09 OPTIONAL OWNERS BATH 2 - SUPER SHOWER, HD SET
 STRO10 OPTIONAL TRAY CEILING - MASTER BEDROOM
 STRO11 OPTIONAL LAUNDRY TUB
 STRO12 OPTIONAL LAUNDRY CABINETS - UPPER
 STRO13 OPTIONAL LAUNDRY CABINETS - LOWER
 STRO14 OPTIONAL BEDROOM (P5 PER PLAN)
 STRO15 OPTIONAL SECOND SINK IN SECONDARY BATH
 STRO16 OPTIONAL STUDY WITH DR. DOORS, 21 2-6 SOLID
 STRO17
 STRO18 OPTIONAL COVERED PATIO
 STRO19 OPTIONAL COVERED PORCH
 STRO20 OPTIONAL SCREEN PORCH
 STRO21 OPTIONAL SUNROOM - TACK ON
 STRO22 OPTIONAL PATIO @ BASEMENT
 STRO23 OPTIONAL EXTENDED DECK
 STRO24 OPTIONAL TRAY CEILING - Foyer
 STRO25 OPTIONAL POCKET OFFICE
 STRO26 OPTIONAL DROP ZONE

SQUARE FOOTAGES

	Model A (1)	Model B (1)	Model C (1)	Model D (1)	Model E (1)
MAIN FLOOR LIVING	1041	1055	1057	1052	1054
UPPER FLOOR LIVING	580	584	587	582	584
TOTAL LIVING	1621	1639	1644	1634	1638
GARAGE	430	430	430	430	430
PORCH	40	41	41	41	41
COVERED BALCONY	N/A	N/A	102	N/A	N/A
PLAN OPTIONS	44	44	44	44	44
PRT 2 CAR SIDE LOAN GARAGE	350	350	350	350	350
PRT 3 CAR FRONT LOAN GARAGE	748	748	748	748	748
PRT FINISHED BASEMENT	464	464	464	464	464
PRT SUN ROOM	130	130	130	130	130
PRT EXT PATIO/DECK	101	101	101	101	101
PRT FINISHED BASEMENT IV SUN ROOM	130	130	130	130	130

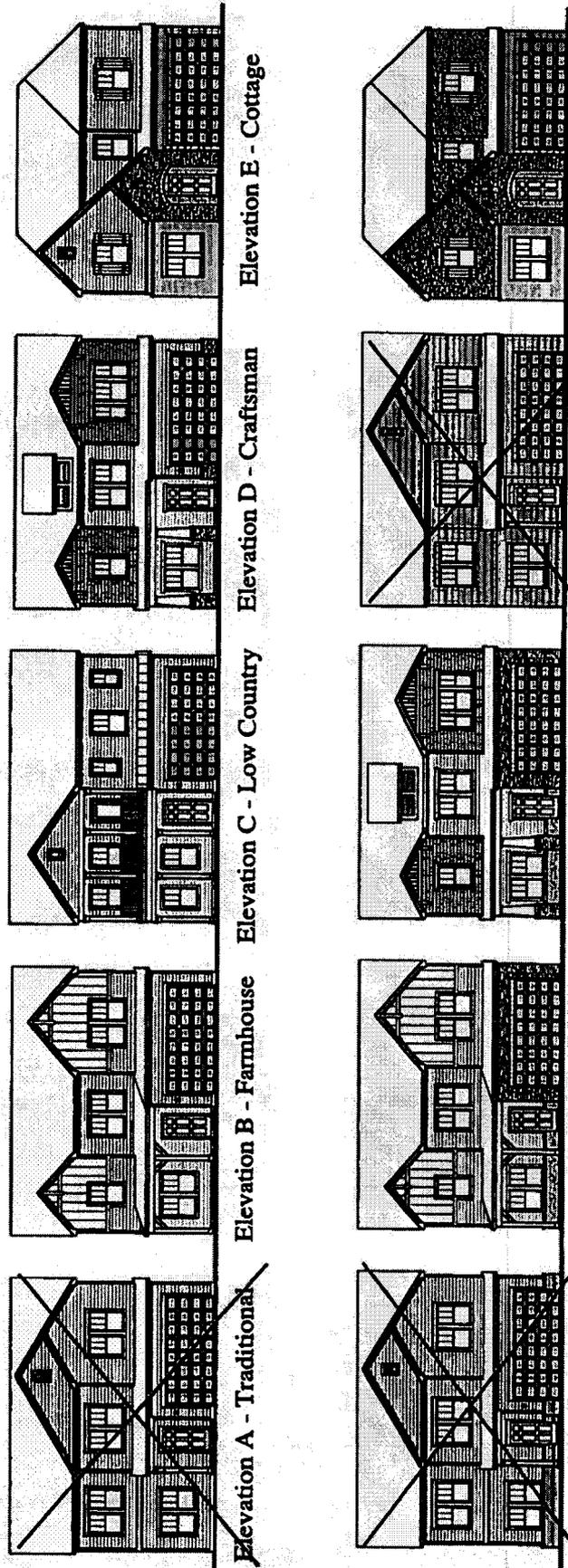
PROJECT INFORMATION

PROJECT NAME 47 PRODUCT
 LOCATION SOUTHEASTERN UNITED STATES
 PROJECT TYPE SINGLE FAMILY
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:
 -2012 INTERNATIONAL RESIDENTIAL CODE
 -2012 INTERNATIONAL FIRE CODE
 -2012 INTERNATIONAL PLUMBING CODE
 -2012 INTERNATIONAL MECHANICAL CODE
 -2012 INTERNATIONAL FUEL GAS CODE
 -2014 INTERNATIONAL ELECTRICAL CODE
 -2009 INTERNATIONAL ENERGY CODE
 -ALL APPLICABLE STATE AND LOCAL CODES

40' Single Family South Region Product



BRD DATE: 04-04-2018



Elevation A - Traditional
 Elevation B - Farmhouse
 Elevation C - Low Country
 Elevation D - Craftsman
 Elevation E - Cottage
 Elevation F - Traditional
 Elevation G - Farmhouse
 Elevation H - Craftsman
 Elevation J - Traditional
 Elevation K - Cottage

EXHIBIT "B"

Bradley
40' Single Family Product

BSB
 BUILDER SERVICE BROTHERS
 11111 Highway 101, Suite 100
 Houston, TX 77036
 281-410-1111
 PROJECT INFORMATION

407
AGNO.1

OPTION CODES

STRO01 OPTIONAL UNFINISHED BASEMENT
 STRO02 OPTIONAL FINISHED BASEMENT
 STRO03 OPTIONAL SIDE LOAD GARAGE (7'-0" SIDE EXTENSION)
 STRO04 OPTIONAL 3 CAR SIDE LOAD GARAGE (UNDERBOLT ON)
 STRO05 OPTIONAL 3 CAR FRONT LOAD GARAGE (UNDERBOLT ON)
 STRO06 GARAGE TRAY
 STRO07 SOUVENET KITCHEN OPTION
 STRO08 OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
 STRO09 OPTIONAL OWNERS BATH 2 - SINKER SHOWER AND SET
 STRO10 OPTIONAL MASTER BEDROOM BAY - FIRST FL. ONLY
 STRO11 OPTIONAL TRAY CEILING - MASTER BEDROOM
 STRO12 OPTIONAL LAUNDRY TUB
 STRO13 OPTIONAL LAUNDRY CABINETS - UPPER
 STRO14 OPTIONAL LAUNDRY CABINETS - LOWER
 STRO15 OPTIONAL BEDROOM (M5 PER PLAN)
 STRO16 OPTIONAL SECOND SINK IN SECONDARY BATH
 STRO17 OPTIONAL SCREEN PORCH
 STRO18 OPTIONAL SHROOD - INTEGRATED
 STRO19 OPTIONAL PATIO & BASEMENT
 STRO20 OPTIONAL EXTENDED DECK
 STRO21 OPTIONAL TRAY CEILING - POTTER
 STRO22 OPTIONAL POCKET OFFICE
 STRO23 OPTIONAL DROP LOZE

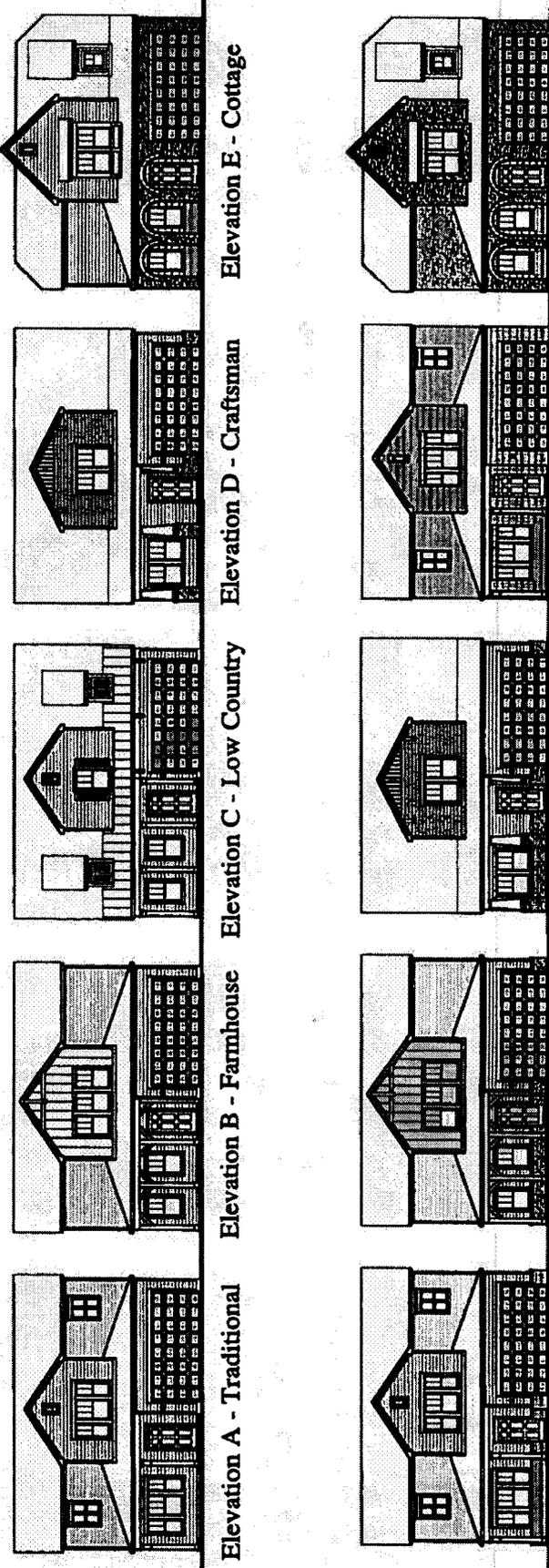
SQUARE FOOTAGES

	Model A	Model B	Model C	Model D	Model E
MAIN FLOOR LIVING	553	555	585	553	555
UPPER FLOOR LIVING	411	411	411	411	411
UPPER FLOOR LIVING	290	290	290	290	290
LODGE LIVING	415	415	415	415	415
GARAGE	16	16	16	16	16
COVERED PATIO/DECK	0	0	0	0	0
PLAN LIVING	240	240	240	240	240
OPT 3 CAR SIDE LOAD GARAGE	33	33	33	33	33
OPT 3 CAR FRONT LOAD GARAGE	33	33	33	33	33
OPT 3 CAR SIDE LOAD GARAGE	456	456	456	456	456
OPT FINISHED BASEMENT	424	424	424	424	424
OPT OWNERS SUITE BAY	101	101	101	101	101
OPT SHROOD	121	121	121	121	121
OPT EXTENDED PATIO/DECK	424	424	424	424	424
OPT BENT IN OWNERS SUITE BAY	101	101	101	101	101
OPT BENT IN SHROOD	101	101	101	101	101

PROJECT INFORMATION

PROJECT NAME: 47 PRODUCT
 LOCATION: SOUTHEASTERN UNITED STATES
 PROJECT TYPE: SINGLE FAMILY
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:
 -2012 INTERNATIONAL RESIDENTIAL CODE
 -2012 INTERNATIONAL PLUMBING CODE
 -2012 INTERNATIONAL MECHANICAL CODE
 -2012 INTERNATIONAL ELECTRICAL CODE
 -2008 INTERNATIONAL ENERGY CODE
 -ALL APPLICABLE STATE AND LOCAL CODES.

40' Single Family South Region Product



Elevation A - Traditional
 Elevation B - Farmhouse
 Elevation C - Low Country
 Elevation D - Craftsman
 Elevation E - Cottage
 Elevation F - Traditional
 Elevation G - Farmhouse
 Elevation H - Craftsman
 Elevation J - Traditional
 Elevation K - Cottage



Caldwell
40' Single Family Product



408
AGN0.1

OPTION CODES

STRO01 OPTIONAL UNFINISHED BASEMENT
 STRO02 OPTIONAL FINISHED BASEMENT
 STRO03 OPTIONAL SIDE LOAD GARAGE (2'-0" SIDE EXTENSION)
 STRO04 OPTIONAL 3 CAR SIDE LOAD GARAGE (TANDERBOLT ON)
 STRO05 OPTIONAL 3 CAR FRONT LOAD GARAGE (TANDERBOLT ON)
 STRO06 OPTIONAL LOW BUILT-IN - SIDE FAMILY FIREPLACE
 STRO07 GOURMET KITCHEN OPTION
 STRO08 OPTIONAL BUTLERS PANTRY
 STRO09 OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
 STRO10 OPTIONAL OWNERS BATH 2 - WALKER SHOWER AND SET
 STRO11 OPTIONAL TRAY CEILING - MASTER BEDROOM
 STRO12 OPTIONAL SITTING ROOM
 STRO13 OPTIONAL LAUNDRY TUB
 STRO14 OPTIONAL LAUNDRY CABINETS - UPPER
 STRO15 OPTIONAL LAUNDRY CABINETS - LOWER
 STRO16 OPTIONAL BEDROOM (W/S PER PLAN)
 STRO17 OPTIONAL SECOND SINK IN SECONDARY BATH
 STRO18 OPTIONAL STUDY WITH DRILL DOORS, 2' 2-6 SOLID
 STRO19
 STRO20 OPTIONAL COVERED PATIO
 STRO21 OPTIONAL COVERED DECK
 STRO22 OPTIONAL SCREEN PORCH
 STRO23 OPTIONAL SHARROCK - TACK ON
 STRO24 OPTIONAL PATIO & BASEMENT
 STRO25 OPTIONAL EXTENDED DECK
 STRO26 OPTIONAL POP TOP
 STRO27 OPTIONAL POP TOP BEDROOM
 STRO28 OPTIONAL TRAY CEILING - FOTER
 STRO29 OPTIONAL POCKET OFFICE
 STRO30 OPTIONAL DROP ZONE

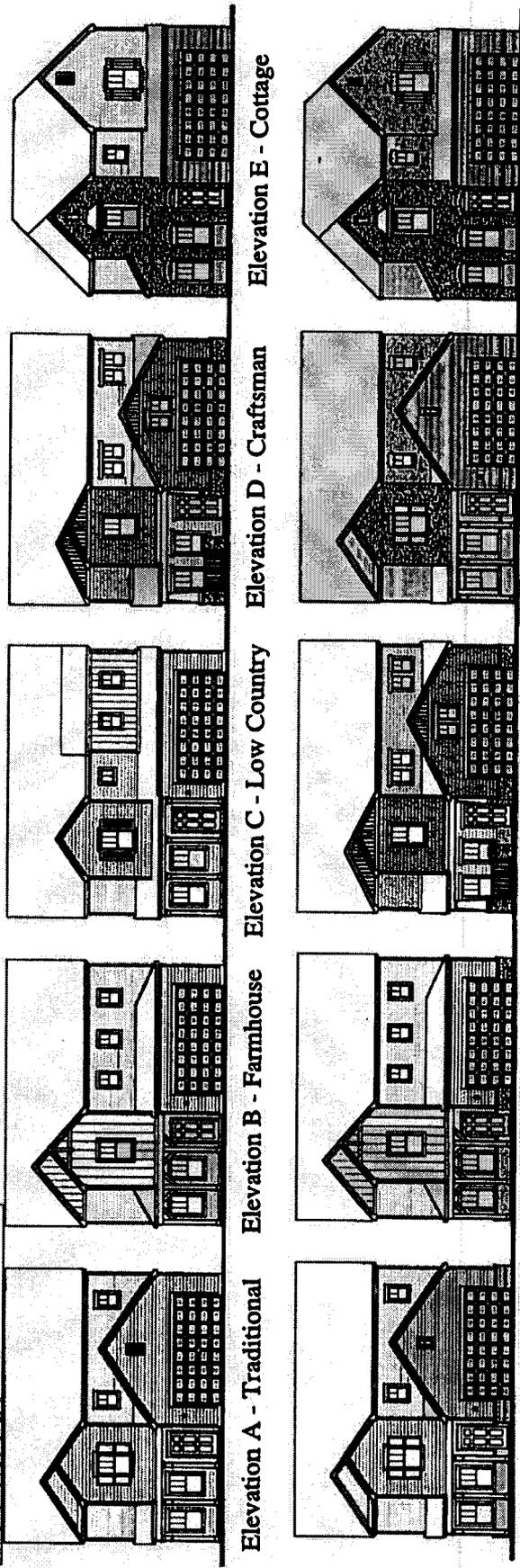
SQUARE FOOTAGES

	Options A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Options A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Options A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	Options A, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
MAIN FLOOR LIVING	1,171	1,171	1,171	1,171
UPPER FLOOR LIVING	1,464	1,464	1,464	1,464
TOTAL LIVING	2,635	2,635	2,635	2,635
GARAGE	500	500	500	500
PORCH	111	111	111	111
PATIO/DECK	120	120	120	120
PLAN OPTIONS				
OPT 1 CAR FRONT LOAD GARAGE	-340	-340	-340	-340
OPT 2 CAR SIDE LOAD GARAGE	-440	-440	-440	-440
OPT 3 CAR SIDE LOAD GARAGE	-530	-530	-530	-530
OPT 4 CAR SIDE LOAD GARAGE	-620	-620	-620	-620
OPT 5 CAR SIDE LOAD GARAGE	-710	-710	-710	-710
OPT 6 SHARROCK	-800	-800	-800	-800
OPT 7 FINISHED BASEMENT	-890	-890	-890	-890
OPT 8 COVERED PATIO/DECK	-980	-980	-980	-980
OPT 9 BUILT IN SHARROCK	-1,070	-1,070	-1,070	-1,070

PROJECT INFORMATION

PROJECT NAME: 40' SINGLE PRODUCT
 LOCATION: SOUTHEASTERN UNITED STATES
 PROJECT TYPE: SINGLE FAMILY
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND INSTRUMENTS:
 -2012 INTERNATIONAL RESIDENTIAL CODE
 -2012 INTERNATIONAL FIRE CODE
 -2012 INTERNATIONAL PLUMBING CODE
 -2012 INTERNATIONAL MECHANICAL CODE
 -2012 INTERNATIONAL ELECTRICAL CODE
 -2008 INTERNATIONAL ENERGY CODE
 -ALL APPLICABLE STATE AND LOCAL CODES

40' Single Family South Region Product



Elevation A - Traditional Elevation B - Farmhouse Elevation C - Low Country Elevation D - Craftsman Elevation E - Cottage
 Elevation F - Traditional Elevation G - Farmhouse Elevation H - Craftsman Elevation J - Traditional Elevation K - Cottage



40' Single Family Product
Darlington



BSB BUILDERS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 (972) 440-1111
 BSB BUILDERS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 (972) 440-1111
 BSB BUILDERS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 (972) 440-1111

410
AGNO.1

OPTION CODES

STR001 OPTIONAL UNFINISHED BASEMENT
 STR002 OPTIONAL FINISHED BASEMENT
 STR003 OPTIONAL SIDE LOAN GARAGE (10' SIDE EXTENSION)
 STR004 OPTIONAL HIGH BUILT-INS - SIDE FAMILY PREFRIDGE
 STR005 OPTIONAL LOW BUILT-INS - SIDE FAMILY PREFRIDGE
 STR006 OPTIONAL LOW BUILT-INS - DINING
 STR007 GOURMET KITCHEN OPTION
 STR008 OPTIONAL CABINETS IN KITCHEN/DINING
 STR009 MAIN FLOOR
 STR010 OPTIONAL OWNERS BATH 1 - GARDEN TUB AND SHOWER
 STR011 OPTIONAL OWNERS BATH 2 - SUPER SHOWER, MID SET
 STR012 OPTIONAL MASTER BEDROOM BAY - FIRST FL. ONLY
 STR013 OPTIONAL TRAY CEILING - MASTER BEDROOM
 STR014 OPTIONAL LAUNDRY TRAY
 STR015 OPTIONAL LAUNDRY CABINETS - UPPER
 STR016 OPTIONAL LAUNDRY CABINETS - LOWER
 STR017 MAIN FLOOR
 STR018 OPTIONAL SECOND SINK IN SECONDARY BATH
 STR019 OPTIONAL STUDY WITH DBL. DOORS, 2/1 2-6 SOLID
 STR020 MAIN FLOOR
 STR021 OPTIONAL SCREEN PORCH
 STR022 OPTIONAL SUNROOM - INTEGRATED
 STR023 OPTIONAL PATIO @ BASEMENT
 STR024 OPTIONAL EXTENDED DECK
 STR025 MAIN FLOOR
 STR026 OPTIONAL TRAY CEILING - POTTER
 STR027 OPTIONAL DROP ZONE
 STR028 OPTIONAL HALPHALL I/O FULL HALL

SQUARE FOOTAGES

	Basement (A-J)	Basement (K)	Basement (L)	Basement (M)	Basement (N)	Basement (O)	Basement (P)	Basement (Q)	Basement (R)	Basement (S)	Basement (T)	Basement (U)	Basement (V)	Basement (W)	Basement (X)	Basement (Y)	Basement (Z)
MAIN FLOOR LIVING	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678	1678
UPPER FLOOR LIVING	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505	505
TOTAL LIVING	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183	2183
GARAGE	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342
PATIO/DECK	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156
PAN. OPTIONS																	
OPT 1 CAR SIDE LOAN GARAGE	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43
OPT 2 CAR SIDE LOAN GARAGE	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181	181
OPT 3 CAR FRONT LOAN GARAGE	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240
OPT 4 PATIO/DECK	504	504	504	504	504	504	504	504	504	504	504	504	504	504	504	504	504
OPT 5 SUN ROOM	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156
OPT 6 OWNERS BAY	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
OPT 7 FINISHED BASEMENT	662	662	662	662	662	662	662	662	662	662	662	662	662	662	662	662	662
OPT 8 FIN BENT IV OWNERS BAY	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74	74
OPT 9 FIN BENT IV SUN ROOM	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150

PROJECT INFORMATION

PROJECT NAME: 40' PRODUCT
 LOCATION: SOUTHEASTERN UNITED STATES
 PROJECT TYPE: SINGLE FAMILY
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND AMENDMENTS:
 -2012 INTERNATIONAL RESIDENTIAL CODE
 -2012 INTERNATIONAL FIRE CODE
 -2012 INTERNATIONAL PLUMBING CODE
 -2012 INTERNATIONAL MECHANICAL CODE
 -2014 NATIONAL ELECTRICAL CODE
 -2009 INTERNATIONAL ENERGY CODE
 -ALL APPLICABLE STATE AND LOCAL CODES

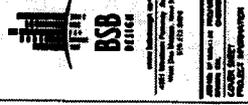
40' Single Family South Region Product



PRINT FILE NAME: _____
 REVISION: _____
 SHEET DATE: 04-20-11

Elevation A - Traditional	Elevation B - Farmhouse	Elevation C - Low Country	Elevation D - Craftsman	Elevation E - Cottage	Elevation F - Traditional	Elevation G - Farmhouse	Elevation H - Craftsman	Elevation J - Traditional	Elevation K - Cottage

Marshall
40' Single Family Product



Printed: 5/15/2018



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

RECEIVED
MAY 15 2018

Cobb County Online Tax Receipt

Thank you for your payment!

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

HARTLEY ROWE & FOWLER

MOON F A & MRS MARY

Payment Date: 8/21/2017

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2017	19078500020	10/15/2017	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$10,755.38	\$0.00



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