

**JUNE 19, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM OB-029

PURPOSE

To consider a stipulation amendment for Carl Bledsoe for New Horizon Homes Incorporated regarding rezoning application Z-181 of 2006 for property located on the west side of West Sandtown Road, south of Carnegie Way in Land Lots 394 and 395 of the 19th District.

BACKGROUND

The subject property was zoned to R-20 for five single-family houses in 2006. One of the zoning stipulations required the architectural style and composition of the houses to be consistent with the photographs in the stipulation letter. The houses the applicant submitted for permits did not seem consistent with the approved house architectural style. The applicant has submitted five proposed architectural styles and is requesting their house architectural style supersede the 2006 photographs. If approved all other zoning stipulations would remain in effect.

STAFF COMMENTS

Cobb DOT: 1) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements; and 2) Recommend each access point be marked and signed for entrance or exit only.

RECOMMENDATION

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

ATTACHMENTS

Other Business Application, proposed site plan and zoning stipulations.

Application for "Other Business"

OB-29-2018

Cobb County, Georgia

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

BOC Hearing Date Requested: 6/19/2018

Applicant: Carl Bledsoe for New Horizon Homes Incorporated **Phone #:** 404-886-1365
(applicant's name printed)

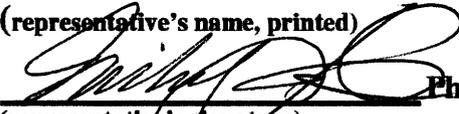
Address: 1595 Peachtree Parkway Ste. 204-399, Cumming, GA 30126 **E-Mail:** carl@nhhinc.net

Productive Land Development

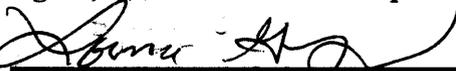
Incorporated by: Michael Landers

Address: 3930 Humphries Hill Road, Austell, GA 30106

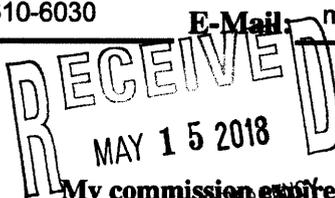
(representative's name, printed)


(representative's signature) **Phone #:** 404-610-6030 **E-Mail:** mlanders@productivelanddevelopment.com

Signed, sealed and delivered in presence of:



Notary Public

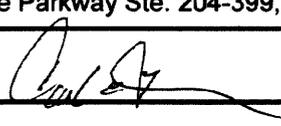


My commission expires: 5/15/18
COBB CO. COMM. DEVELOPMENT ZONING DIVISION

Titleholder(s): New Horizon Homes Inc. by: Carl Bledsoe **Phone #:** 404-886-1365
(property owner's name printed)

Address: 1595 Peachtree Parkway Ste. 204-399, Cumming GA 30126 **E-Mail:** carl@nhhinc.net

(Property owner's signature)


Carl Bledsoe for New Horizon Homes Inc.

Signed, sealed and delivered in presence of:



Notary Public

My commission expires: 5/15/18

Commission District: 1 **Zoning Case:** Z-181 (December 19, 2006)

Size of property in acres: 2.53 **Original Date of Hearing:** Decembr 19, 2006

Location: Lots 1, 2, 3, 4, 5 of The Cottages at West Sandtown Road (1844, 1848, 1852, 1856, 1860 Abigail Way)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 394 & 395 **District(s):** 19

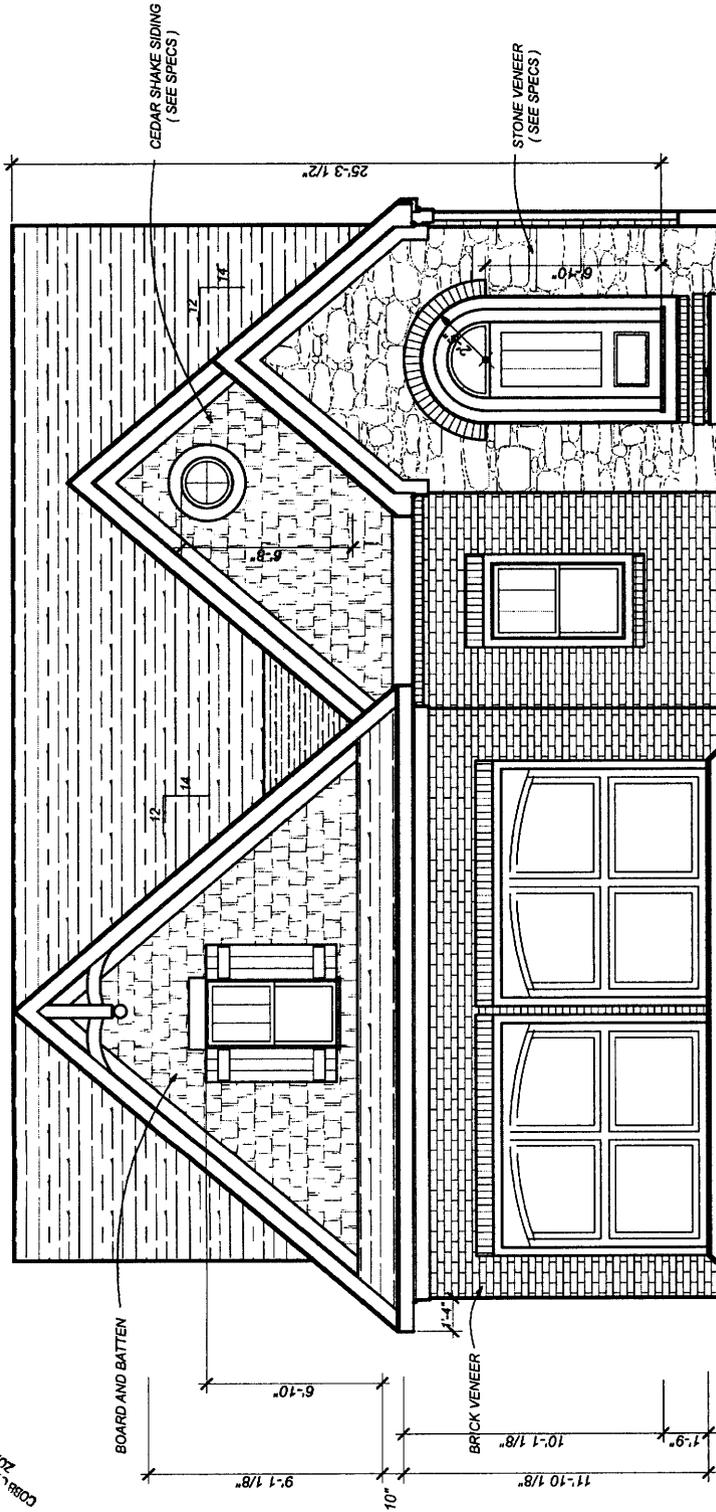
State specifically the need or reason(s) for Other Business: _____

Houses proposed in 2006 were proposed by a company that is no longer in business. That company's plans were not masters on the main. The current floorplans and facades better match the needs of today's market. However, this request does not downgrade or water down the product in any way. There are still 5 homes. They are still 2500 sq ft minimum, and they all still have a 2-car garages. They are all 2-storey and all have facades of brick, stone, cedar shake or hardy-plank. They all have water tables of brick or stone on the front and 2 sides of the home. All yards in the front, sides and rear will be sodded. The currently proposed facades, instead of being in the craftsman style will be in the cottage style because of the feel of the overall development.

(List or attach additional information if needed)

OB-29-248
Proposed Houses

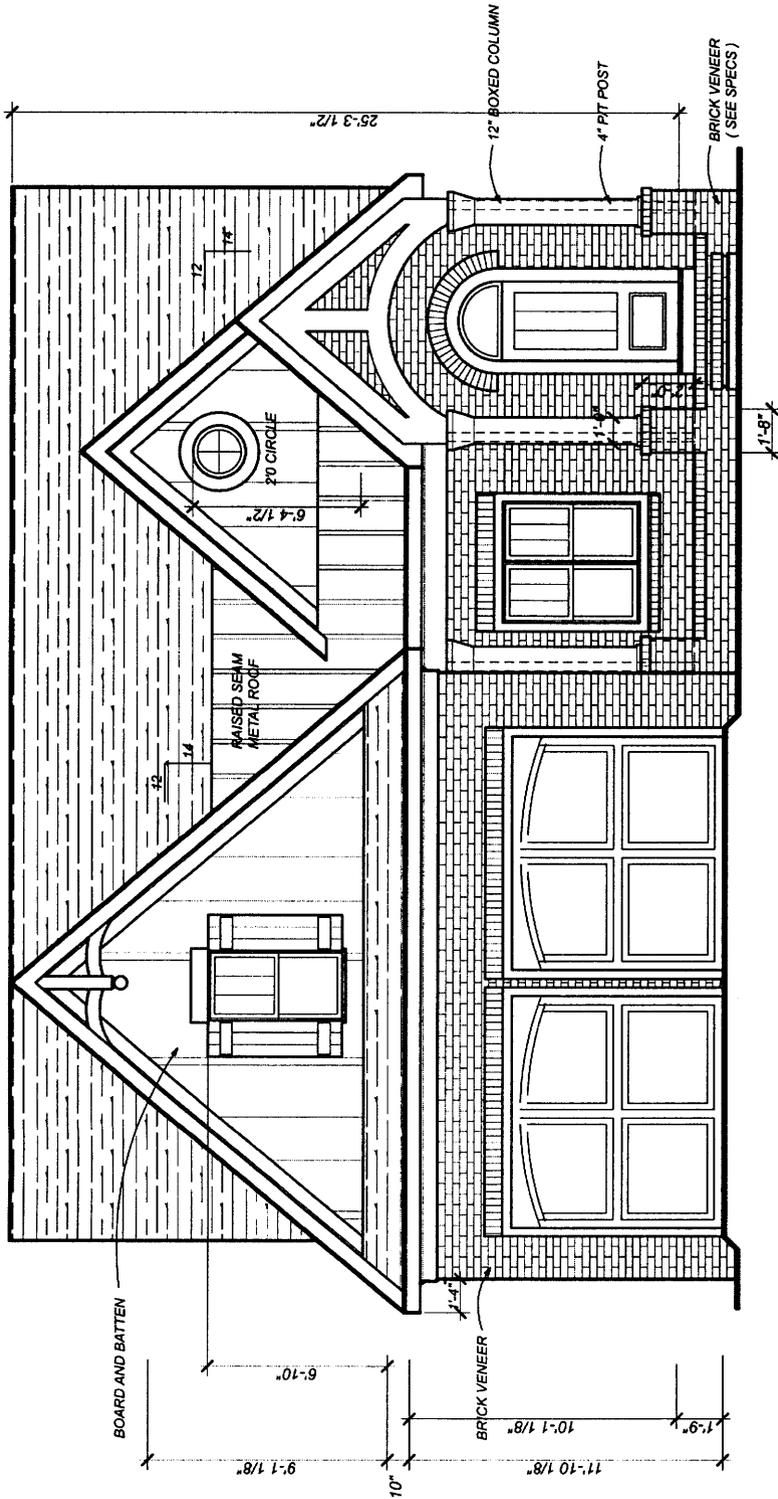
1/7



FRONT ELEVATION

PLANNING
MAY 1 9 2018
COMMUNITY ZONING DIVISION

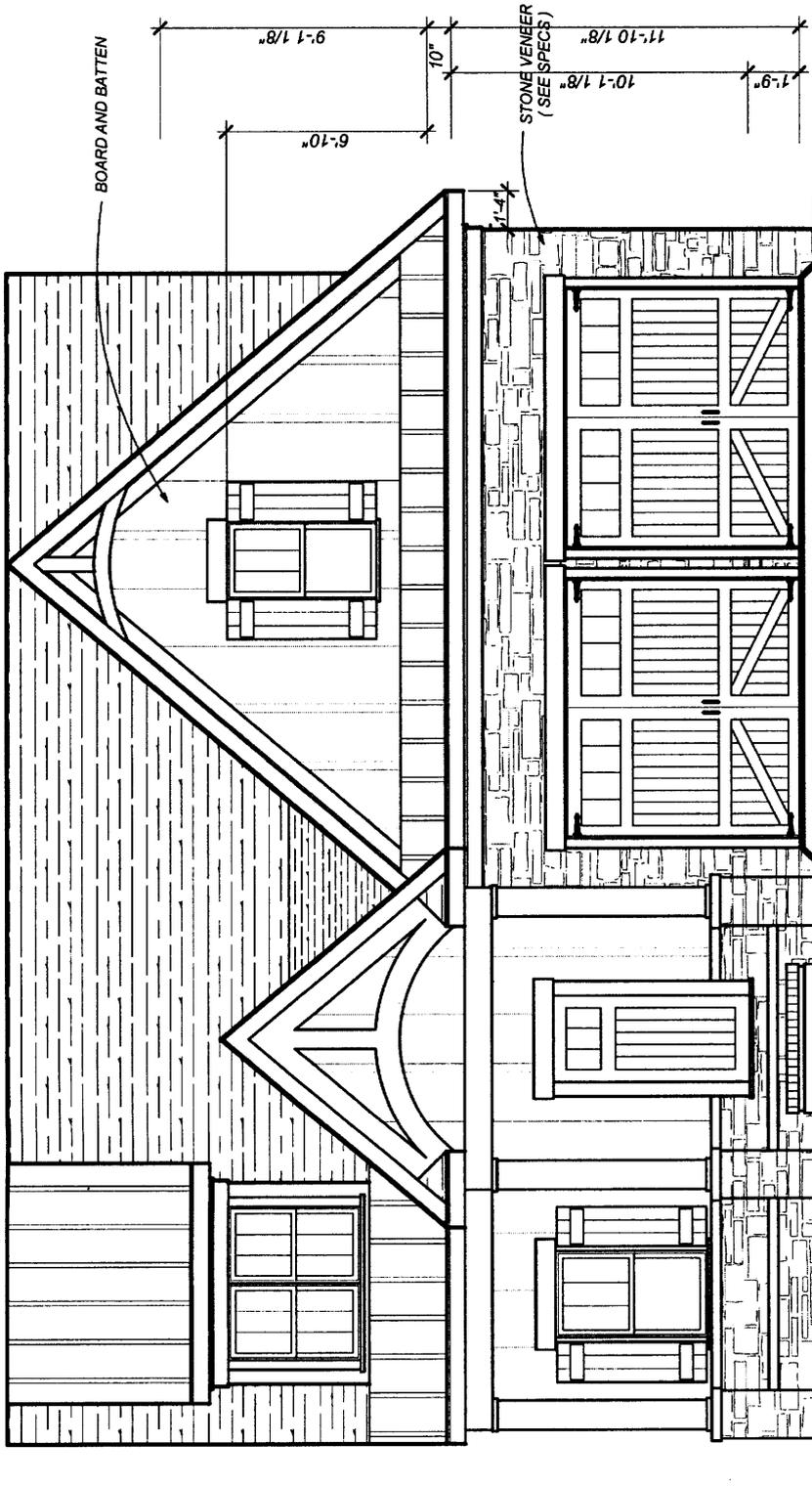
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MAY 15 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



FRONT ELEVATION

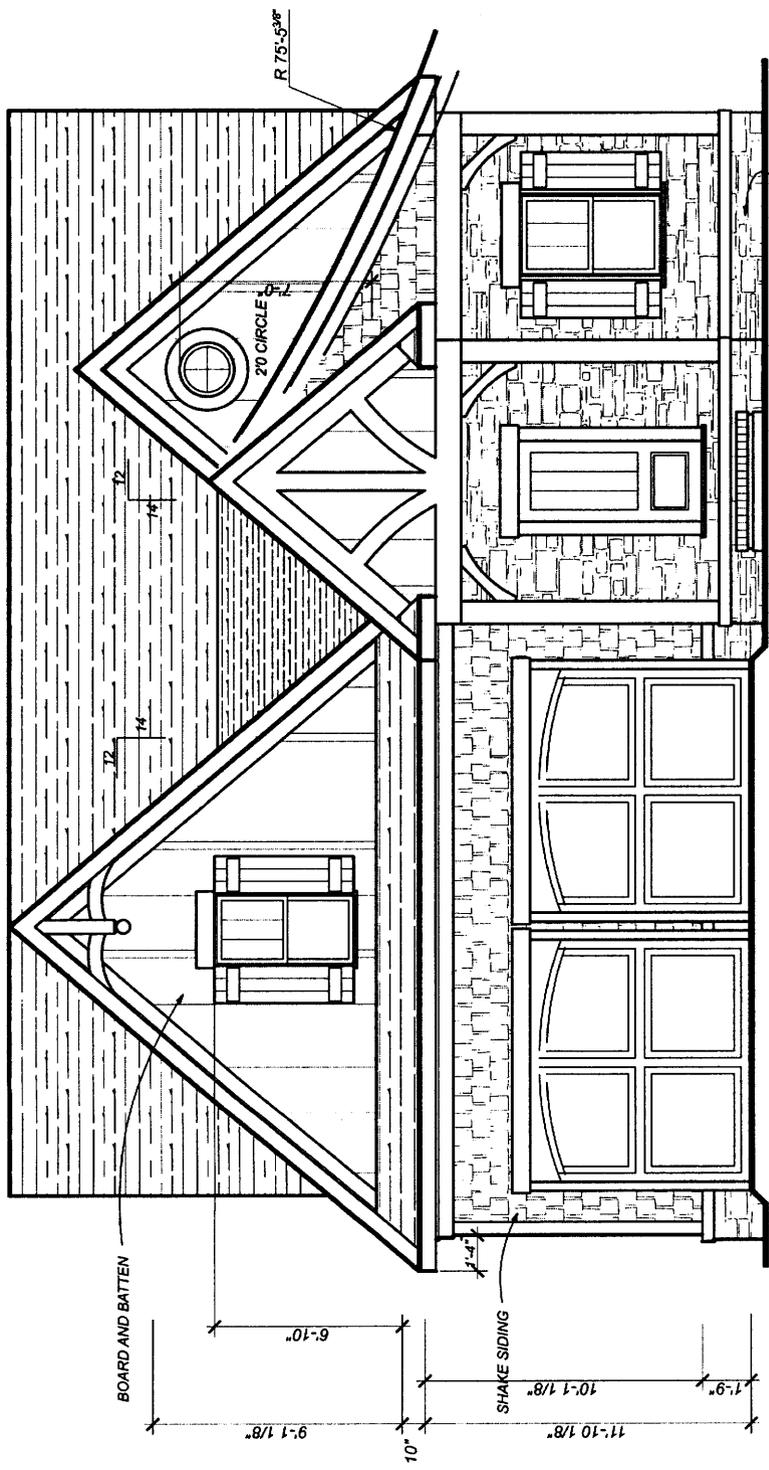
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ZONING DIVISION

3/7



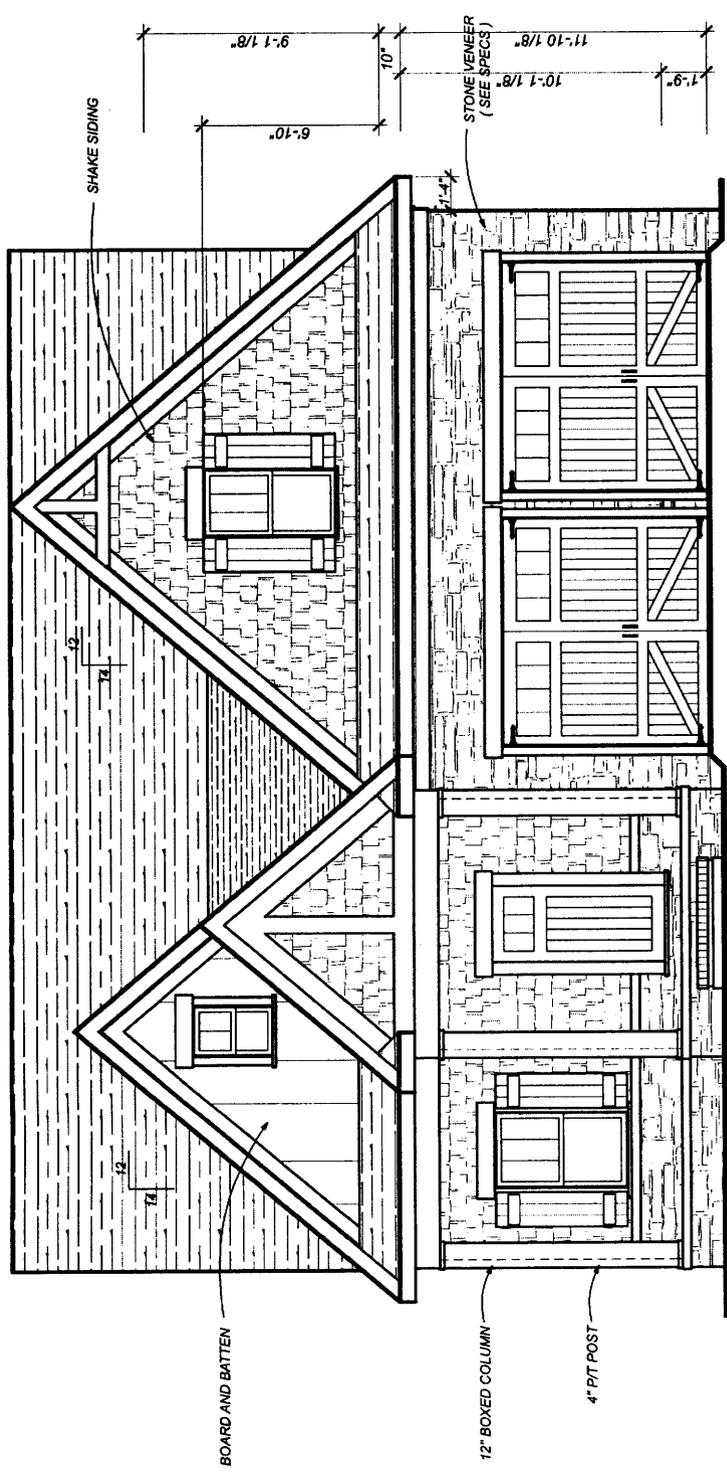
FRONT ELEVATION

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COBB COUNTY DEPARTMENT OF PLANNING AND ZONING DIVISION



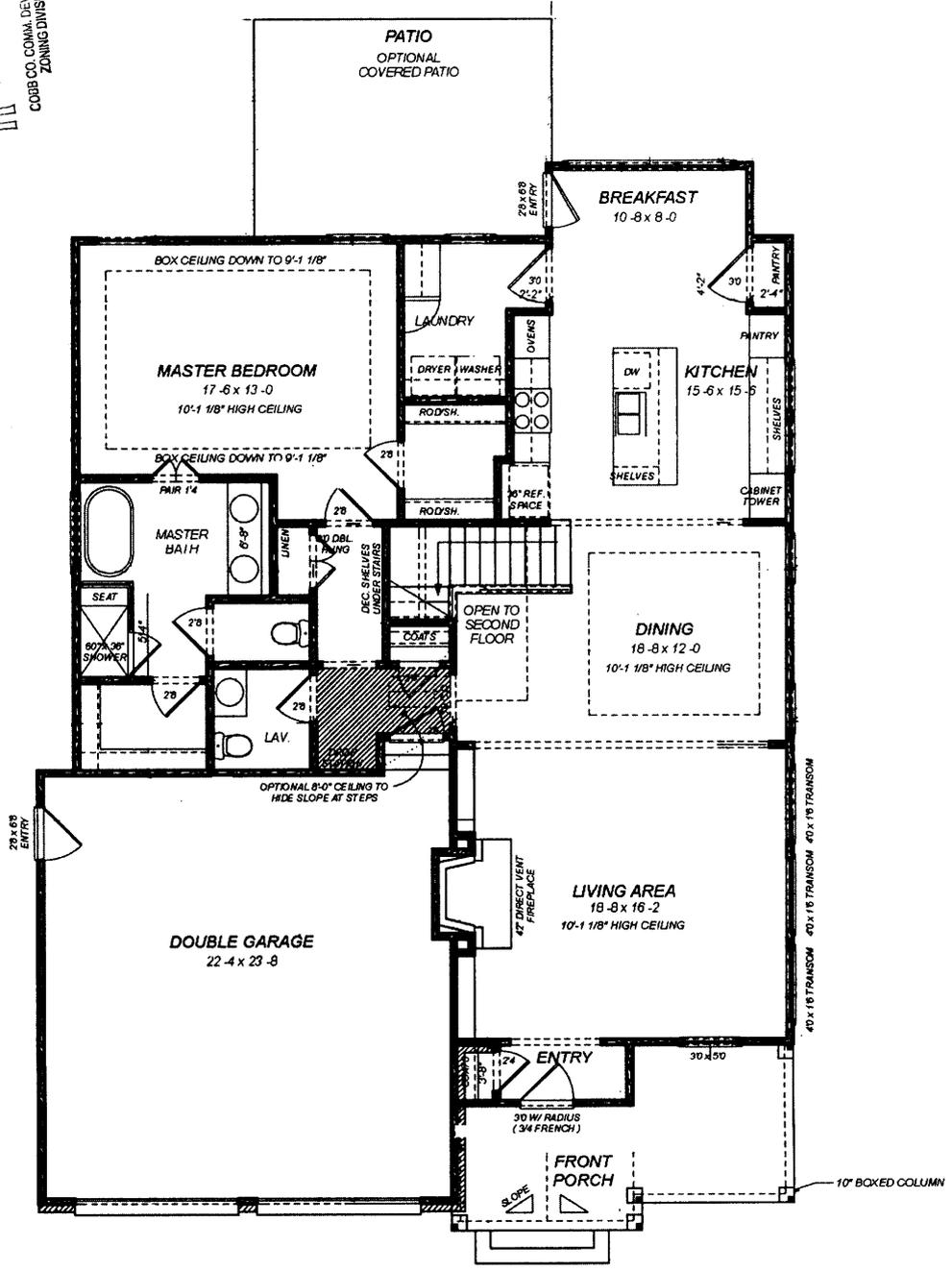
FRONT ELEVATION

REC
MAY 15 2018
COBB CO. CC.
ZONING DIVISION



FRONT ELEVATION

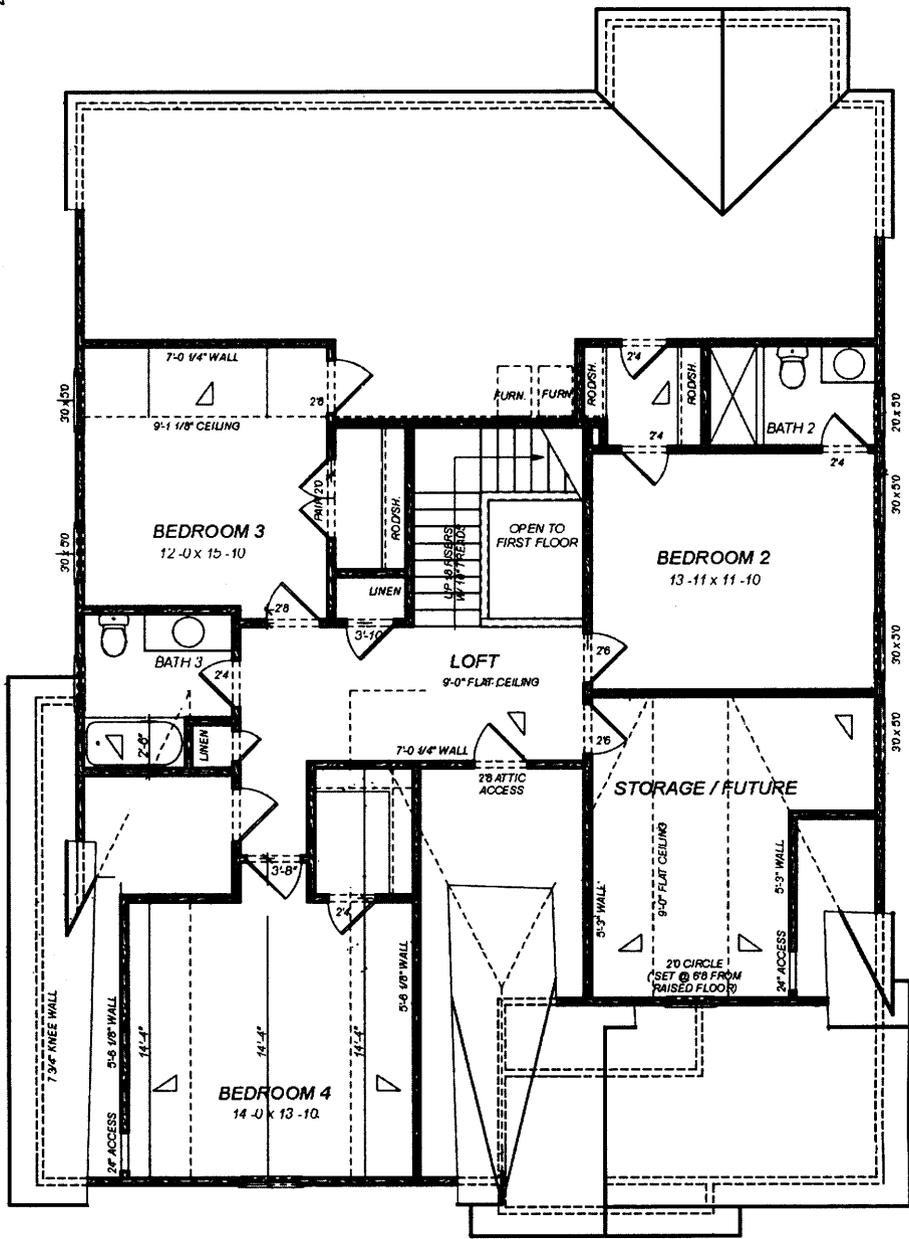
MAY 15 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



FIRST FLOOR PLAN THE COTTAGE "E"
 SCALE: 1/4" = 1'-0"

7/7

MAY 15 2018
COBB CO. COMMUNITY DEVELOPMENT
ZONING DIVISION



SECOND FLOOR PLAN THE COTTAGE "E"
 SCALE: 1/4" = 1'-0"

ORIGINAL DATE OF APPLICATION: 12-19-06APPLICANTS NAME: GO-NEW INVESTMENTS, LLC

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

BOC DECISION OF 12-19-06 ZONING HEARING:

GO-NEW INVESTMENTS, LLC (Jewel A. Newman and Bruce L. Gore, owners) requesting from **R-30** to **R-20** for the purpose of a Subdivision in Land Lots 394 and 395 of the 19th District. Located at the southwest intersection of West Sandtown Road and Carnegie Way.

MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to **approve** rezoning to the **R-20** zoning district **subject to:**

- **letter of agreeable stipulations from Ms. Jewel Newman dated November 29, 2006, not otherwise in conflict, with the following changes: (copy attached and made a part of these minutes)**
 - **Item No. 1 – Change to read: “In general conformity with the site plan filed on October 5, 2006 subject to Plan Review and approval by the District Commissioner.”**
 - **Item No. 4 – Add to last sentence: “Water tables (36 inches above ground level)” shall consist of**
 - **Item No. 11 – Add to end: “(comma) subject to approval by the District Commissioner.”**
- **two (2) curb cuts to service the five (5) lots, using a private driveway**
- **contemporaneous variance for front setbacks to 30-feet on the five (5) lots**
- **Applicant to file Declaration of Covenants to run with all lots to fund a reserve for repair of private common driveways and other common properties**
- **District Commissioner to approve minor modifications**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **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

Go-New Investments, LLC
4807 Mirror Lake Drive
Powder Springs, Ga. 30128
678-355-5100
678-355-5111 fax

Min. Bk. 47 Petition No. Z-181
Doc. Type Letter of agreeable
conditions
Meeting Date Dec. 19, 2006

November 29, 2006

Cobb County Zoning Dept.
Suite 300
191 Lawrence Street
Marietta, Ga. 30060

Re: Application to Rezone a 2.5 acre tract from R-30 to R-20 (Z181) located at 1840 West Sandtown Rd. Marietta, Ga. 30064

The application is scheduled to be heard by the Planning Commission on December 5, 2006 and, thereafter, scheduled for consideration and final action by the Cobb County Board of Commissioners on December 19, 2006. We would like to offer several items for zoning stipulations/conditions.

1. A rezoning of the subject property to R-20 specific to site plan, prepared by Centerline Surveying, filed on October 5, 2006.
2. A maximum number of 5 homes
3. Minimum square footage of the homes shall be 2500 square feet
4. Architectural style and composition of the home shall be consistent with the photographs being submitted with this letter. The homes shall be predominately two-story traditional and shall have hard exterior facades consisting of brick, stone, stucco, cedar shake, or Hardy plank. Water tables shall consist of either brick or stone on 3 sides.
5. Each home shall have, at a minimum, a two (2) car garage
6. Limit the grading within the proposed residential lots to house pads, rights-of-way and required slopes.
7. Maintain as many trees as possible on the site and leave the tree lined buffer at the back of the property line separating the homes from the existing subdivision.
8. Sodded front, side and rear yards.

Petition No. Z-181
Meeting Date Dec. 19, 2006
Continued

9. The installation of underground utilities.

10. No ground based entrance monument

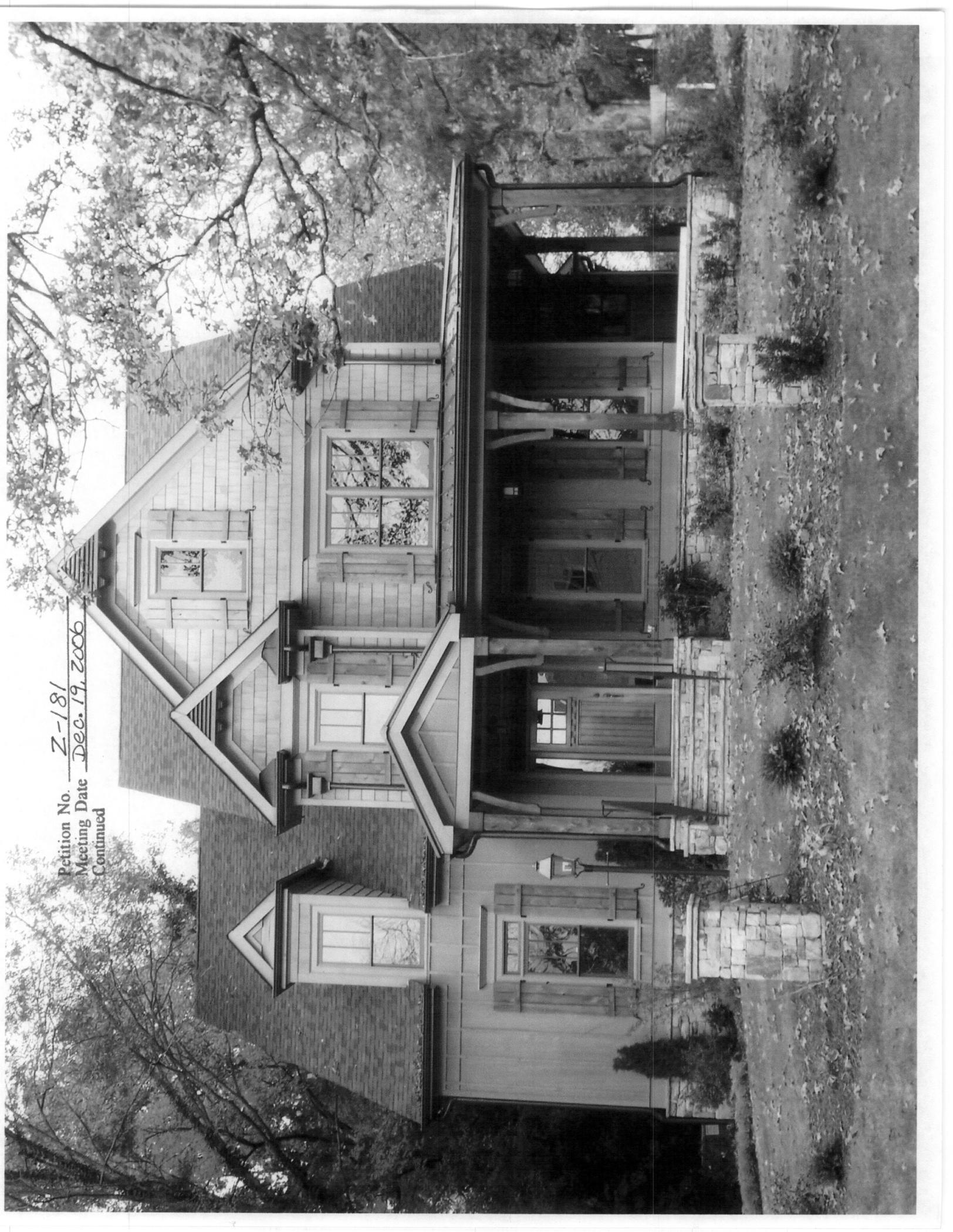
11. On-site detention shall be surrounded by landscaping, fencing, or berms.

Please do not hesitate to call should you desire any further information or documentation.

Very truly yours,

Jewel Newman
Go-New Investments, LLC

Petition No. Z-181
Meeting Date Dec. 19, 2006
Continued



Section No. Z-181
Meeting Date Dec. 19, 2006
Continued





Petition No. Z-181
Meeting Date Dec. 19, 2006
Continued

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Continued



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Continued



Petition No. Z-181
Meeting Date Dec. 19, 2006
Continued

