

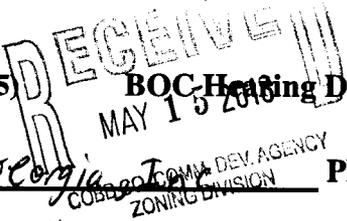
# Application for "Other Business"

OB-26-2018

## Cobb County, Georgia

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

BOC Hearing Date Requested: 6-19-18



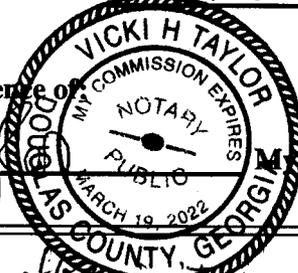
Applicant: Meritage Homes of Georgia, Inc. (applicant's name printed) Phone #: 678-348-8394

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

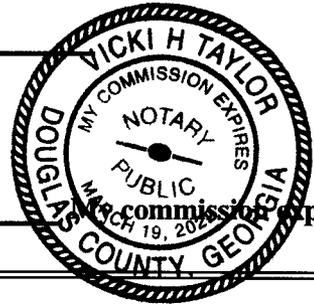


Titleholder(s): Meritage Homes of Georgia, Inc. (property owner's name printed) Phone #: 678-348-8394

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]







RECEIVED  
MAY 15 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

## **IMPERVIOUS AREA SUMMARY**

|   |                               |
|---|-------------------------------|
| <b>TOTAL SITE AREA</b>                  | <b>41.21 ACRES</b>            |
| <b>TOTAL IMPERVIOUS AREA</b>            | <b>11.30 ACRES (PROPOSED)</b> |
| <b>TOTAL % IMPERVIOUS AREA PROPOSED</b> | <b>27.4%</b>                  |

## **IMPERVIOUS AREA BREAKDOWN**

|  |                   |
|--|-------------------|
| <b>SIDEWALKS &amp; DRIVES (WITHIN R/W)</b>                 | <b>1.09 ACRES</b> |
| <b>RECREATION AREA</b>                                     | <b>0.50 ACRES</b> |
| <b>GUEST PARKING</b>                                       | <b>0.07 ACRES</b> |
| <b>PAVEMENT (WITHIN R/W)</b>                               | <b>2.21 ACRES</b> |
| <b>LOTS (HOUSES, DRIVEWAYS, PATIOS<br/>&amp; WALKWAYS)</b> | <b>7.43 ACRES</b> |

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ZONING DIVISION

TOTAL IMPERVIOUS AREA FROM APPROVED HYDROLOGY STUDY = 11.3 ACRES

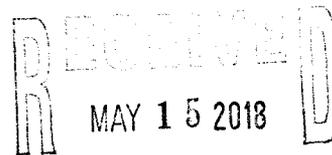


**Basin A to pond**

| <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'<sup>16</sup> 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'<sup>16</sup> 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 19<sup>th</sup> 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'<sup>16</sup> 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'<sup>16</sup> 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'<sup>16</sup> 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 17<sup>th</sup> 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'<sup>16</sup> 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  
WWW.MIJS.COM

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ROBERT D. INGRAM†  
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G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
JERE C. SMITH  
CLAYTON O. CARMACK  
KEVIN B. CARLOCK†  
J. KEVIN MOORE  
RODNEY R. MCCOLLOCH  
SUSAN S. STUART  
BRIAN D. SMITH  
HARRY R. TEAR III  
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KIM A. ROPER†  
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CAREY E. OLSON\*  
JOYCE W. HARPER  
CHARLES E. PIERCE\*  
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RYAN M. INGRAM  
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SARAH H. BEST†  
RYAN C. EDENS\*  
JULIE C. FULLER\*  
JODI B. LODEN\*  
TAMMI L. BROWN  
J. MARSHALL WEHUNT  
JONATHAN J. SMITH  
WILLIAM B. WARIHAY\*  
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JACKSONVILLE, FLORIDA 32256  
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5200 MARYLAND WAY • STE 301  
BRENTWOOD, TENNESSEE 37027  
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2333 ALEXANDRIA DRIVE  
LEXINGTON, KENTUCKY 40504  
TELEPHONE (502) 410-8021

**CHARLESTON, SOUTH CAROLINA**  
886 ISLAND PARK DR • STE B  
CHARLESTON, SOUTH CAROLINA 29492  
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7380 W. SAND LAKE RD • STE 500  
ORLANDO, FLORIDA 32819  
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GRANT S. TALL  
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CHRISTOPHER D. TROUTMAN  
ALLISON M. HELBINGER\*  
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MICHAEL E. PATTERSON\*\*\*  
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NELOFAR AGHARAHIMI\*  
ANTHONY J. TROMMELLO  
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JARED C. WILLIAMS\*\*\*  
CHRISTOPHER G. ROWE\*  
TIFFANY B. SHERRILL\*  
AMBER LAMPE PETERS\*  
DAVID W. SAMMONS†

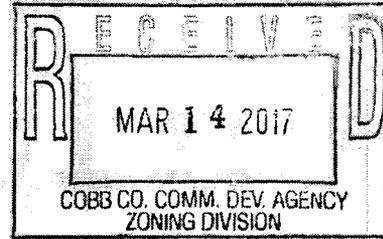
OF COUNSEL:  
JOHN L. SKELTON, JR.†

† 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, 19<sup>th</sup> District, 2<sup>nd</sup> 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, 19<sup>th</sup> District, 2<sup>nd</sup> 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  
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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.

## **MOORE INGRAM JOHNSON & STEELE**

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

- (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.

**MOORE INGRAM JOHNSON & STEELE**

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Cobb County Community Development Agency  
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March 14, 2017

- (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  
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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  
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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

**MOORE INGRAM JOHNSON & STEELE**

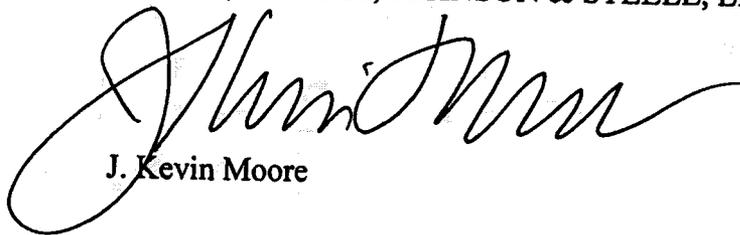
Mr. Jason A. Campbell  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page 7 of 7  
March 14, 2017

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)

**REVISIONS**

| NO. | DATE     | DESCRIPTION        |
|-----|----------|--------------------|
| 1   | 04-14-16 | ISSUED FOR PERMITS |
| 2   | 04-14-16 | ISSUED FOR PERMITS |
| 3   | 04-14-16 | ISSUED FOR PERMITS |

**REVISIONS**

DATE: 04-14-16  
 TIME: 10:00 AM  
 BY: [Signature]

**Engineering, Inc.**  
 285 HUNTERS WALK  
 WOODSTOCK, GEORGIA 30189  
 PHONE: (770) 463-0887 (FRESHMAN JACKS)  
 EMAIL: BRCA@ENGINEERING.COM

**1855 HURT ROAD**  
**PROPOSED RA-6 ZONING**  
 COBB COUNTY, GEORGIA  
 LAND LOT: 784 A 788  
 DISTRICT: 18TH  
 SWAD JOHN 19883  
 SWAD FILE NAME: 0395



VICINITY MAP  
 N75

24 HOUR EMERGENCY CONTACT: BRENNEN HICKS 678-482-4021



**CASE #Z-117**  
**CURRENT ZONING: R-20**  
**PROPOSED ZONING: RA-6**  
**±41.21 ACRES**

- SITE NOTES:**
- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
  - 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
  - 3. ALL UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF ATLANTA UTILITIES DEPARTMENT SPECIFICATIONS.
  - 4. ALL UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF ATLANTA UTILITIES DEPARTMENT SPECIFICATIONS.
  - 5. ALL UTILITIES SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF ATLANTA UTILITIES DEPARTMENT SPECIFICATIONS.

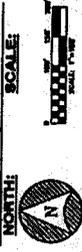
**SIGNAGE FREE**

THE APPLICANT AGREES TO REMOVE ALL SIGNAGE FROM THE SITE WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SIGNAGE FROM THE SITE WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.

**CEMETERY PRESERVATION**

THE APPLICANT AGREES TO PRESERVE ALL EXISTING GRAVES AND MONUMENTS ON THE SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING GRAVES AND MONUMENTS ON THE SITE.

**APPLICANT:**  
 BRCA  
 1855 HURT ROAD  
 WOODSTOCK, GA 30189



**COBB COUNTY FIRE NOTES**

THE APPLICANT AGREES TO PROVIDE FIRE PROTECTION FOR ALL STRUCTURES ON THE SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FIRE PROTECTION SYSTEMS ON THE SITE.

**COBB COUNTY FIRE NOTES**

THE APPLICANT AGREES TO PROVIDE FIRE PROTECTION FOR ALL STRUCTURES ON THE SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FIRE PROTECTION SYSTEMS ON THE SITE.

**RECEIVED**  
 MAR 14 2017  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



**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 (N5 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 ZONE

**SQUARE FOOTAGES**

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



DATE: 05-20-2019

REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |

|                           |                         |                           |                           |                       |
|---------------------------|-------------------------|---------------------------|---------------------------|-----------------------|
|                           |                         |                           |                           |                       |
| 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

**BSB**  
BUILDER'S SUPPLY  
11111 W. 11th Ave.  
Denver, CO 80233  
303.751.1111

408  
AGN0.1





**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/ 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 HALFPHALL I/O FULL HALL

**SQUARE FOOTAGES**

|                              | Basement (A-J) | Basement (K-L) | Basement (M) | Basement (N) | Basement (O) |
|------------------------------|----------------|----------------|--------------|--------------|--------------|
| MAIN FLOOR LIVING            | 1678           | 1678           | 1678         | 1678         | 1678         |
| UPPER FLOOR LIVING           | 505            | 505            | 505          | 505          | 505          |
| TOTAL LIVING                 | 2183           | 2183           | 2183         | 2183         | 2183         |
| GARAGE                       | 442            | 442            | 442          | 442          | 442          |
| PATIO/DECK                   | 36             | 36             | 36           | 36           | 36           |
| PAN. OPTIONS                 |                |                |              |              |              |
| OPT 1 CAR SIDE LOAN GARAGE   | 43             | 43             | 43           | 43           | 43           |
| OPT 2 CAR SIDE LOAN GARAGE   | 181            | 181            | 181          | 181          | 181          |
| OPT 3 CAR FRONT LOAN GARAGE  | 240            | 240            | 240          | 240          | 240          |
| OPT 4 CAR FRONT LOAN GARAGE  | 309            | 309            | 309          | 309          | 309          |
| OPT 5 SUN ROOM               | 156            | 156            | 156          | 156          | 156          |
| OPT 6 OWNERS BAY             | 78             | 78             | 78           | 78           | 78           |
| OPT 7 FINISHED BASEMENT      | 662            | 662            | 662          | 662          | 662          |
| OPT 8 FIN BENT IV OWNERS BAY | 78             | 78             | 78           | 78           | 78           |
| OPT 9 FIN BENT IV SUN ROOM   | 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





**OPTION CODES**

STR001 OPTIONAL UNFINISHED BASEMENT  
 STR002 OPTIONAL FINISHED BASEMENT  
 STR003 OPTIONAL SIDE LOAN GARAGE (7'-0" SIDE EXTENSION)  
 STR004 OPTIONAL 3 CAR SIDE LOAN GARAGE (FINCHROCK ON)  
 STR005 OPTIONAL 3 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR006 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR007 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR008 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR009 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR010 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR011 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR012 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR013 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR014 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR015 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR016 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR017 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR018 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR019 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR020 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR021 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR022 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR023 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR024 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR025 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR026 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR027 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR028 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR029 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR030 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR031 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR032 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR033 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR034 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR035 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR036 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR037 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR038 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR039 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)  
 STR040 OPTIONAL 2 CAR FRONT LOAN GARAGE (FINCHROCK ON)

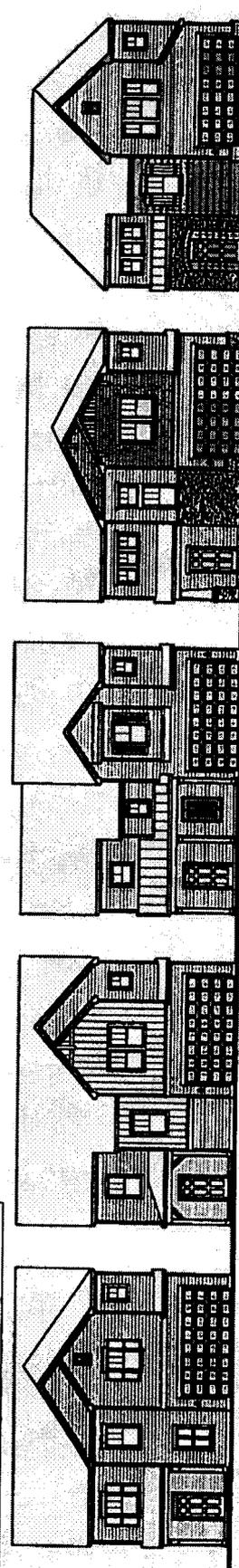
**SQUARE FOOTAGES**

| Item                              | 40' x 120' |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| MAIN FLOOR LIVING                 | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       |
| UPPER FLOOR LIVING                | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       | 1770       |
| TOTAL LIVING                      | 3540       | 3540       | 3540       | 3540       | 3540       | 3540       | 3540       | 3540       | 3540       |
| GARAGE                            | 562        | 562        | 562        | 562        | 562        | 562        | 562        | 562        | 562        |
| PORCH                             | 70         | 70         | 70         | 70         | 70         | 70         | 70         | 70         | 70         |
| PATIO/DECK                        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        |
| PLAN OPTIONS                      |            |            |            |            |            |            |            |            |            |
| OPT 2 CAR SIDE LOAN GARAGE        | 40         | 40         | 40         | 40         | 40         | 40         | 40         | 40         | 40         |
| OPT 3 CAR SIDE LOAN GARAGE        | 153        | 153        | 153        | 153        | 153        | 153        | 153        | 153        | 153        |
| OPT 3 CAR FRONT LOAN GARAGE       | 240        | 240        | 240        | 240        | 240        | 240        | 240        | 240        | 240        |
| OPT FINISHED BASEMENT             | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        | 400        |
| OPT FINISH IN BED 3 / STUDY 2     | 146        | 146        | 146        | 146        | 146        | 146        | 146        | 146        | 146        |
| OPT FINISHED BASEMENT BY SINKROOM | 115        | 115        | 115        | 115        | 115        | 115        | 115        | 115        | 115        |
| OPT 3RD BATH                      | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        | 120        |
| OPT 3RD BATH/DECK                 | 100        | 100        | 100        | 100        | 100        | 100        | 100        | 100        | 100        |

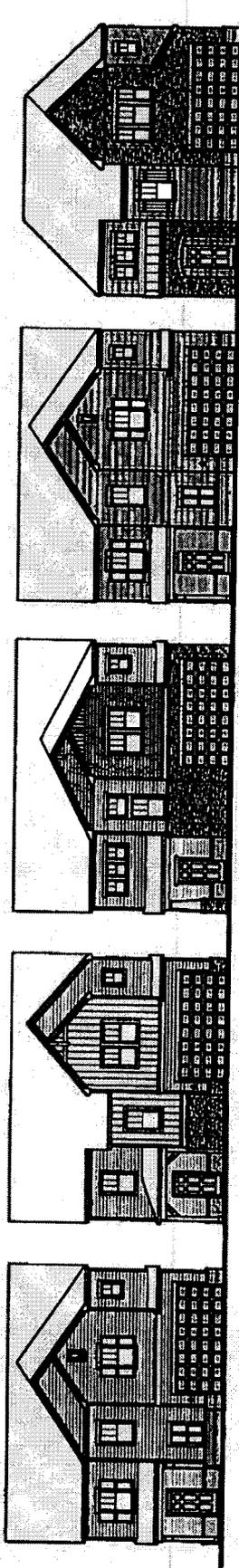
**PROJECT INFORMATION**

PROJECT NAME: 40' SINGLE FAMILY PRODUCT  
 LOCATION: SOUTHEASTERN UNITED STATES  
 PROJECT TYPE: SINGLE FAMILY  
 THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND JURISDICTIONS:  
 -2012 INTERNATIONAL RESIDENTIAL CODE  
 -2012 INTERNATIONAL FIRE CODE  
 -2012 INTERNATIONAL PLUMBING CODE  
 -2012 INTERNATIONAL MECHANICAL CODE  
 -2012 INTERNATIONAL ELECTRICAL CODE  
 -2009 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



Williamson  
40' Single Family Product



417  
AGNO.1

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  |           |



Scan this code with your mobile phone to view this bill!