

# Application for "Other Business"

OB-29-2018

## Cobb County, Georgia

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

BOC Hearing Date Requested: 6/19/2018

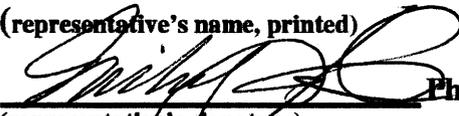
**Applicant:** Carl Bledsoe for New Horizon Homes Incorporated **Phone #:** 404-886-1365  
(applicant's name printed)

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

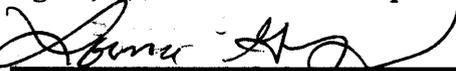
Productive Land Development

**Incorporated by:** Michael Landers **Address:** 3930 Humphries Hill Road, Austell, GA 30106

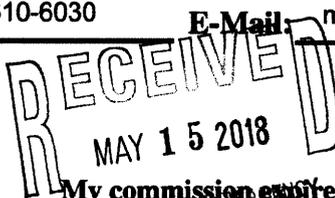
(representative's name, printed)

  
(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:** \_\_\_\_\_

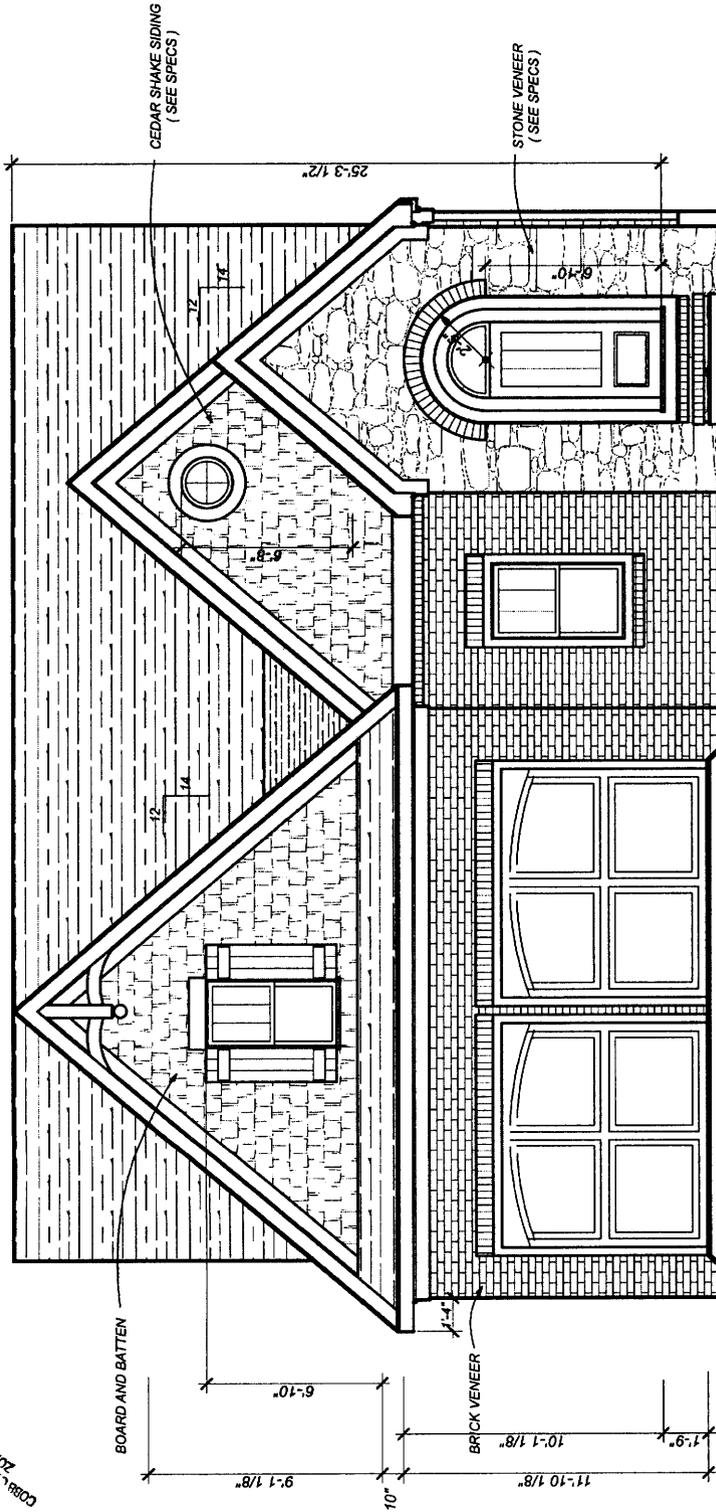
Houses proposed in 2006 were proposed by a company that is no longer in business. That company's plans were not masters on the main. The current floorplans and facades better match the needs of today's market. However, this request does not downgrade or water down the product in any way. There are still 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

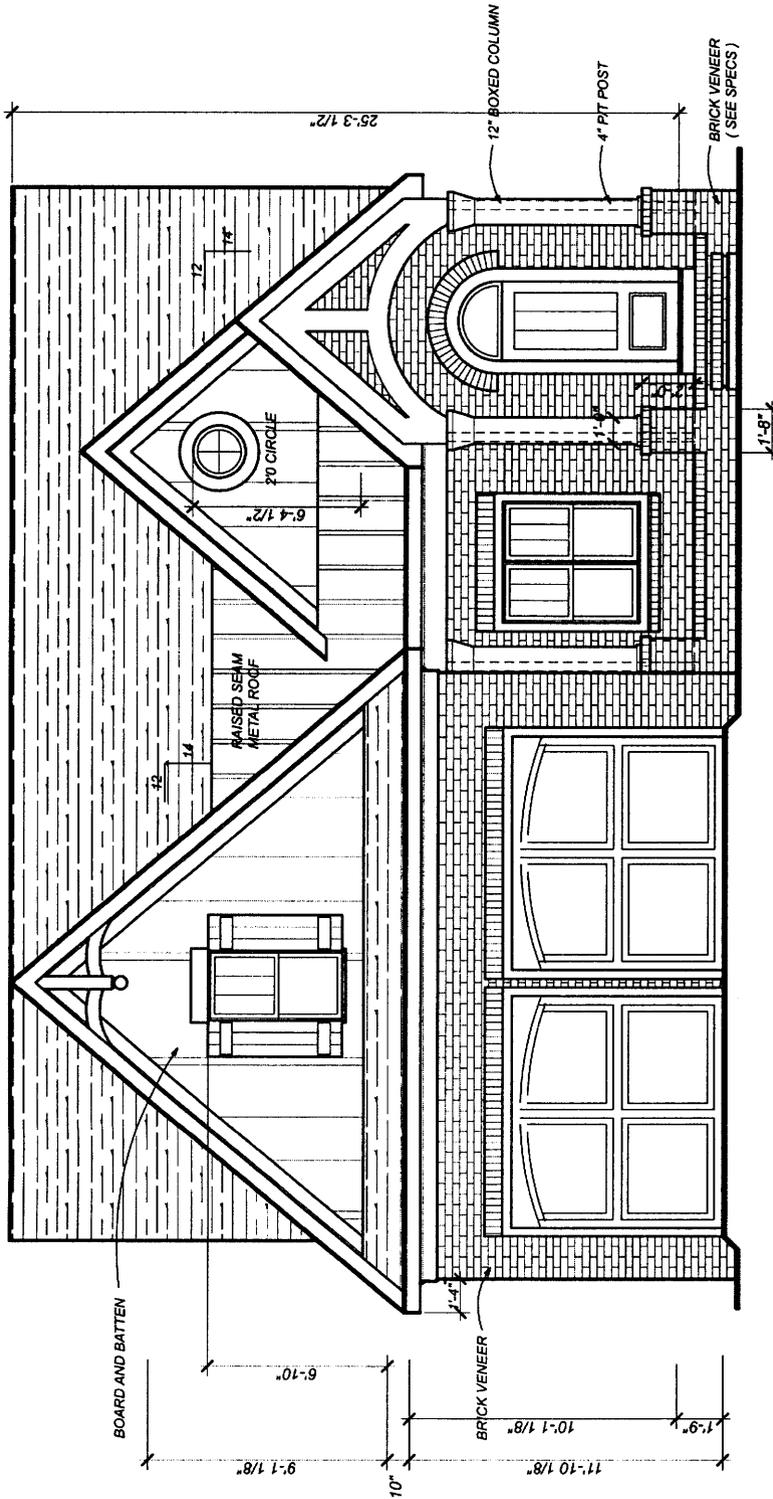
1/7



FRONT ELEVATION

PLANNING  
MAY 1 9 2018  
COMMUNITY ZONING DIVISION

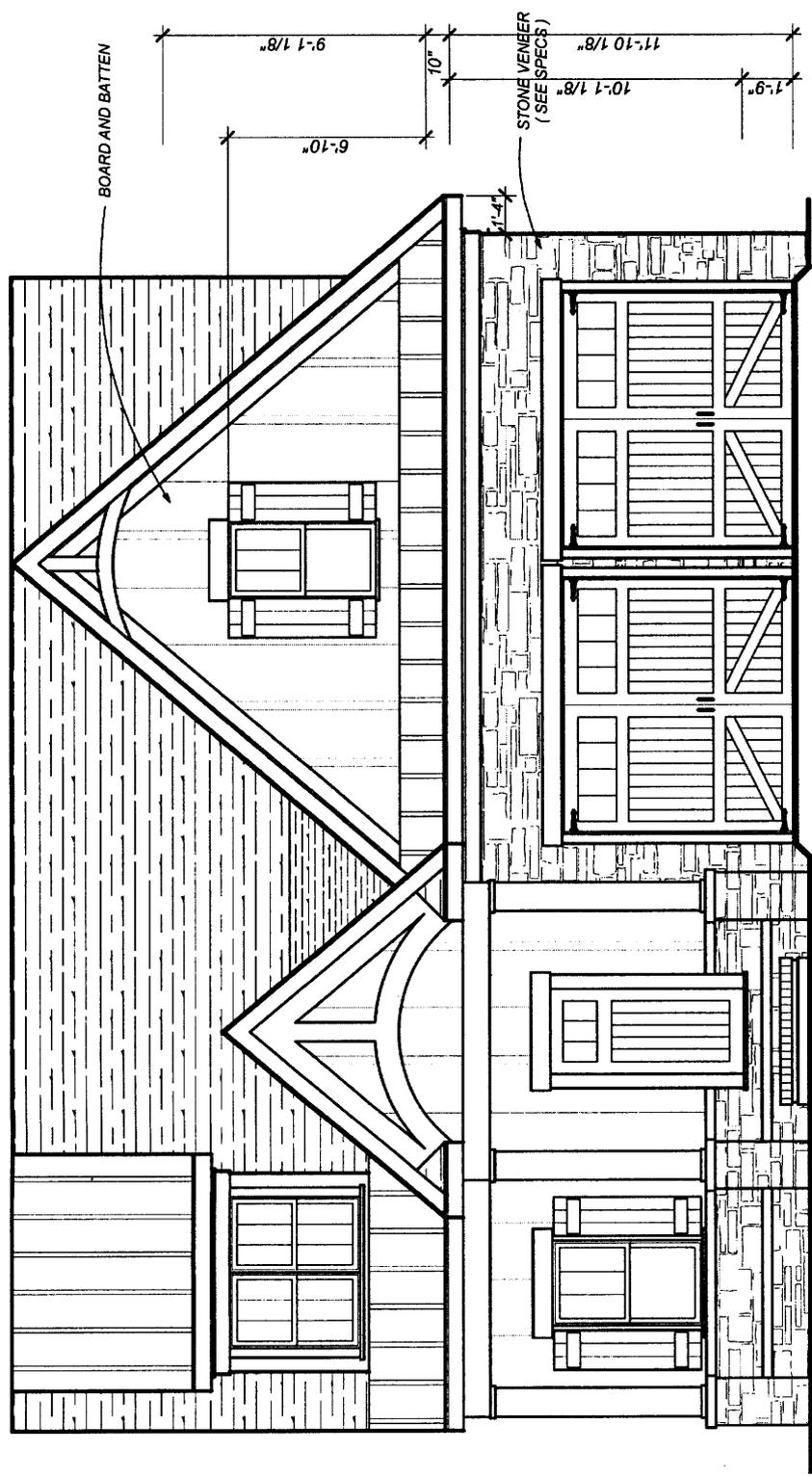
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MAY 15 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



FRONT ELEVATION

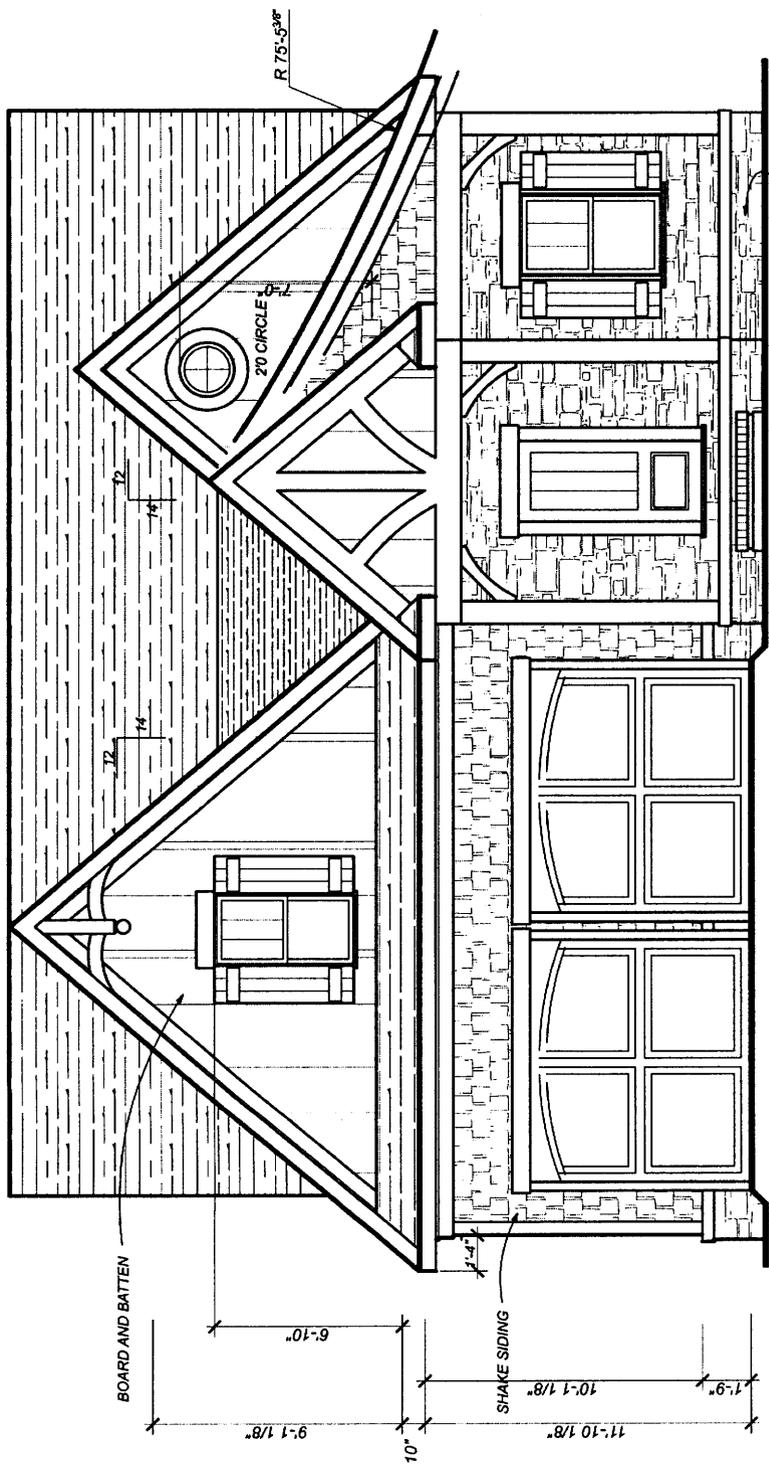
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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

3/7



FRONT ELEVATION

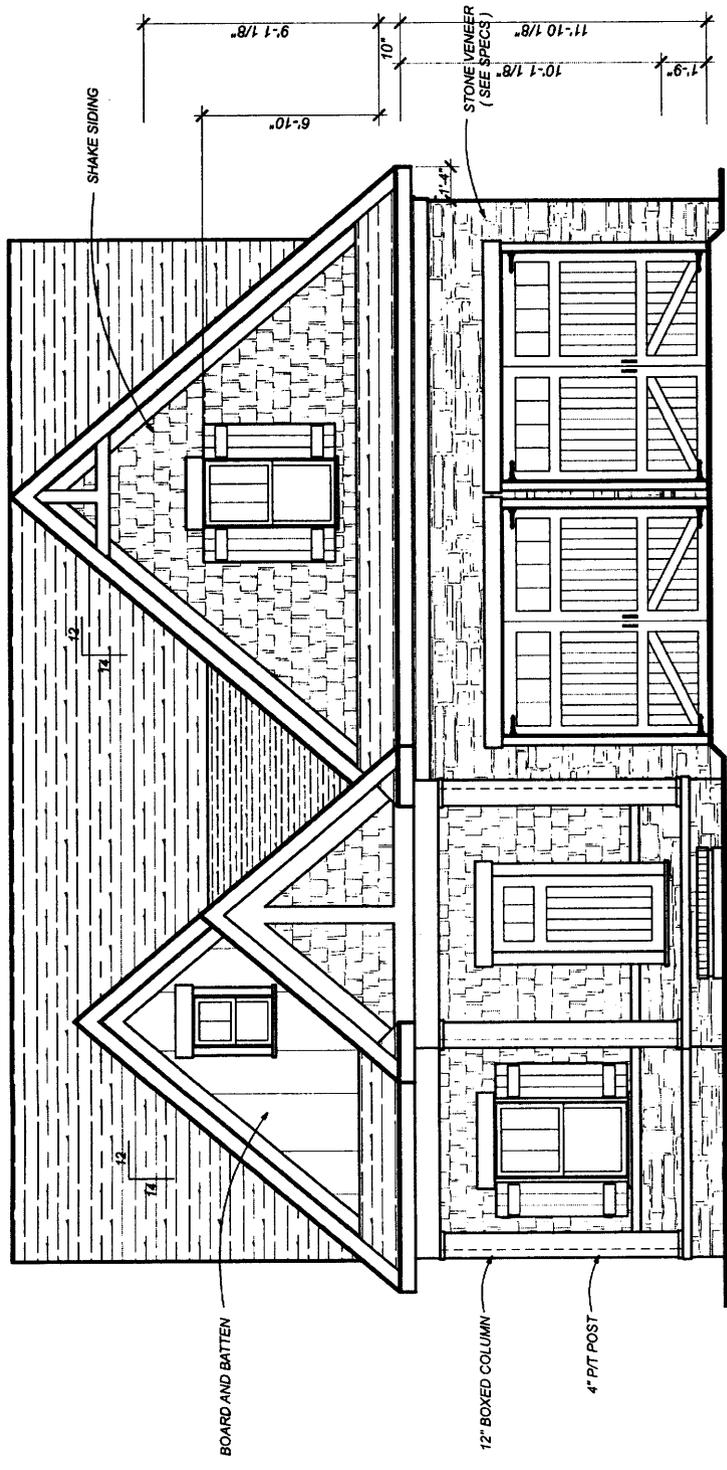
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COBB COUNTY DEPT. OF PLANNING  
ZONING DIVISION



FRONT ELEVATION

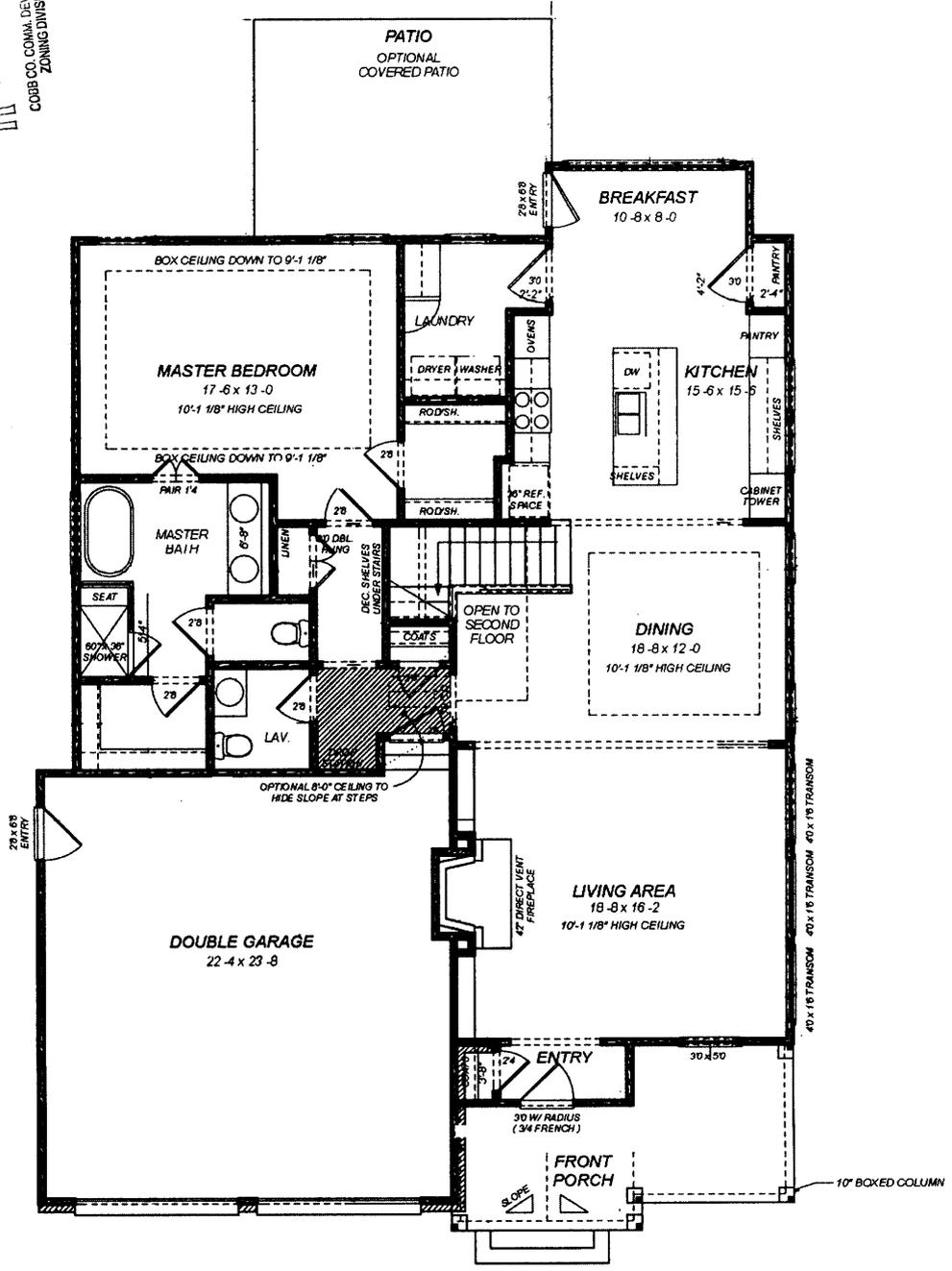
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REC  
MAY 15 2018  
COBB CO. CC.  
ZONING DIVISION



FRONT ELEVATION

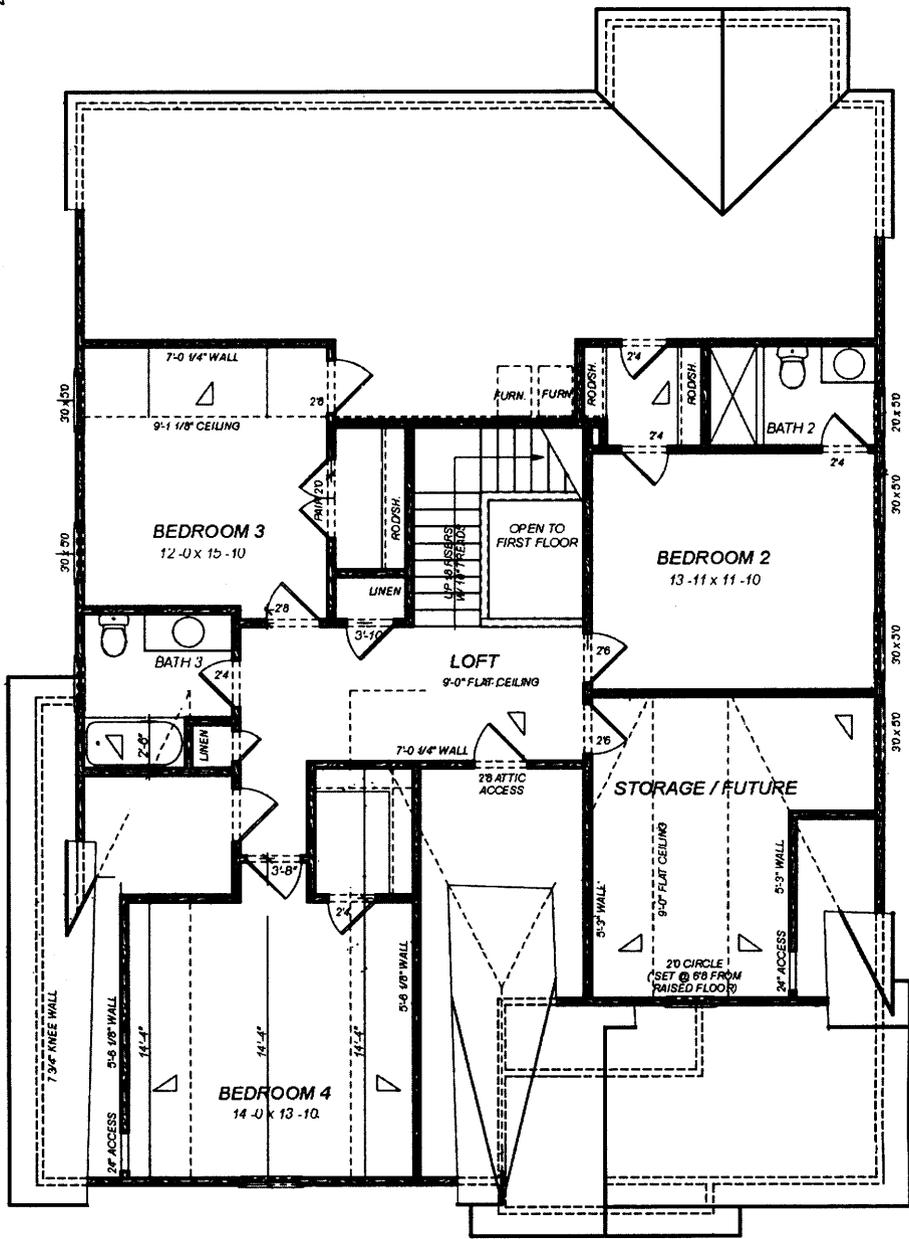
MAY 15 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**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 19<sup>th</sup> 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.

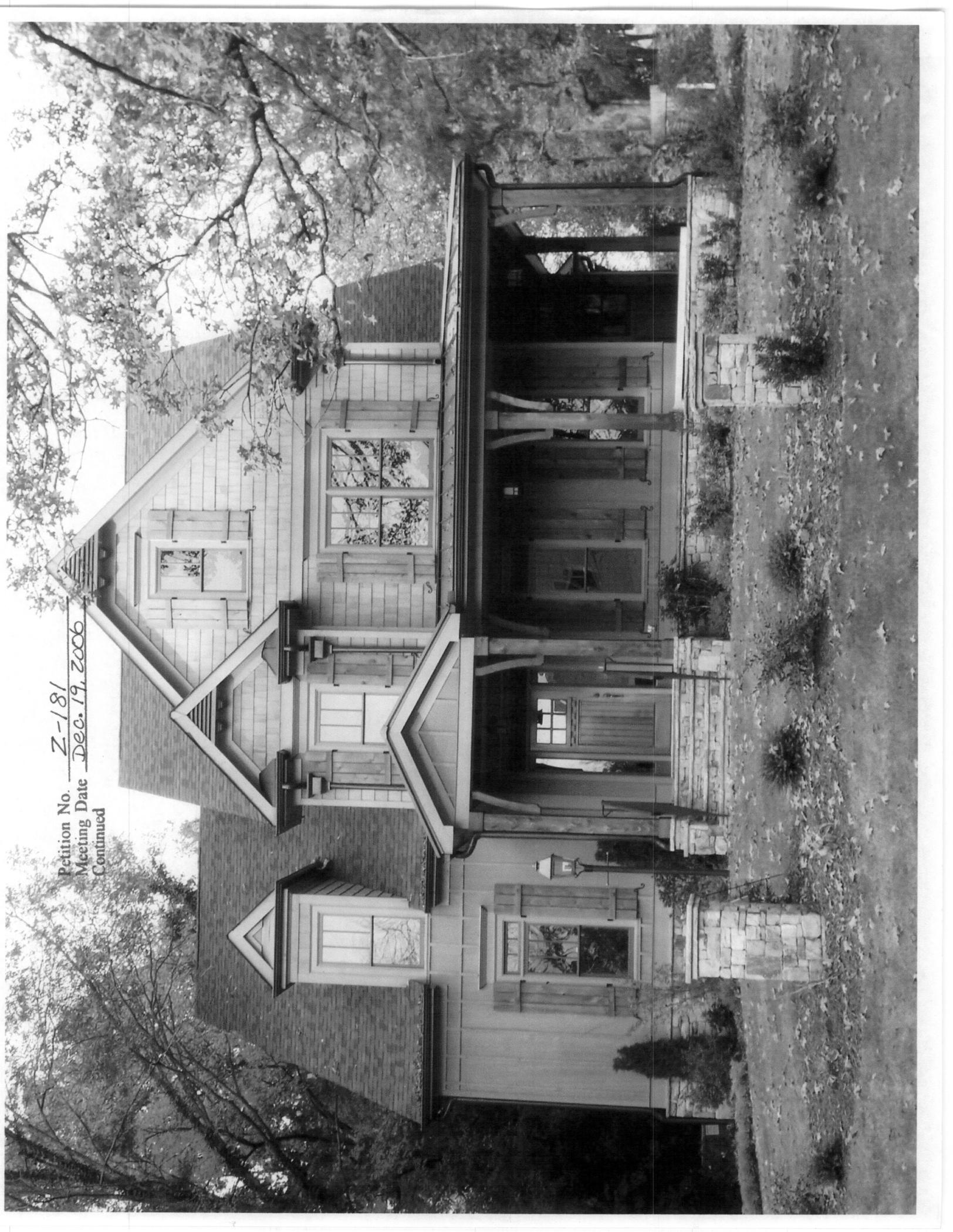
Please do not hesitate to call should you desire any further information or documentation.

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

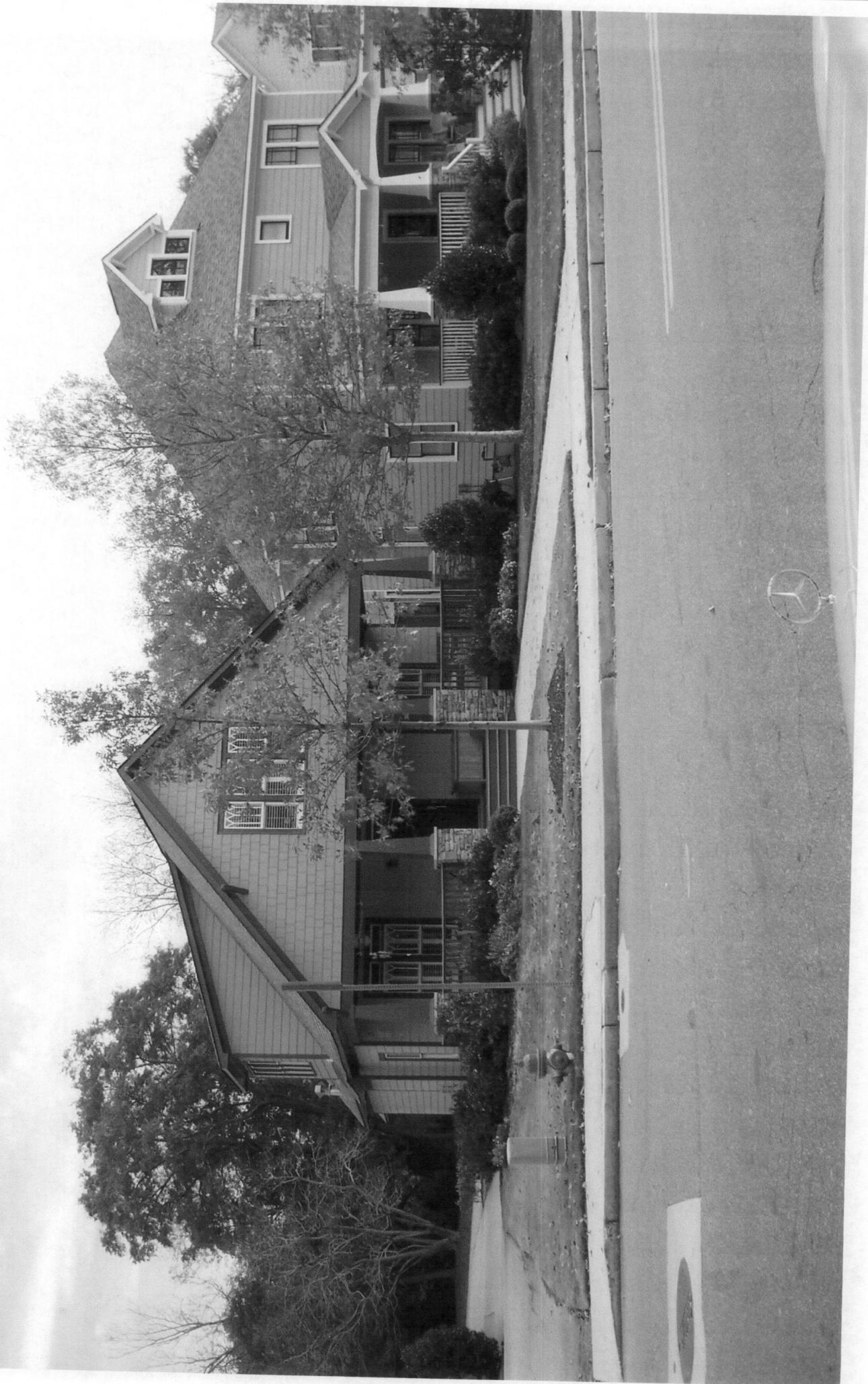
Petition No. Z-181  
Meeting Date Dec. 19, 2006  
Continued



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



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



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

