

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested: 9-18-18  
OB-047-2018

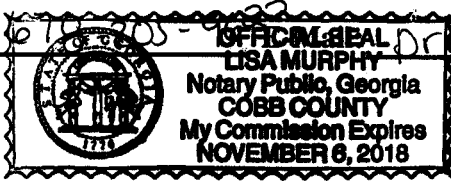
RECEIVED  
AUG 14 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant: Broadlands Homeowners Ass'n, Inc.  
(applicant's name printed) Phone #: 678 363 6479

Address: 624 Russetwood Lane  
Powder Springs, GA 30127 E-Mail: DHINDES@allinonemgmt.com

Rick Miller Address: 4560 Willow Oaks Trail  
(representative's name, printed)

[Signature]  
(representative's signature) Phone #: 678-363-6479

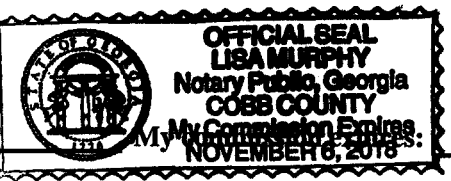


Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 11-6-2018  
Notary Public

Titleholder(s): Broadlands Homeowners Ass'n Inc. Phone #: 678-363-6479  
(property owner's name printed)

Address: 624 Russetwood Lane E-Mail: dhindes@allinonemgmt.com  
Powder Springs, GA. 30127

[Signature]  
(Property owner's signature)



Signed, sealed and delivered in presence of:  
[Signature] My commission expires: 11-6-2018  
Notary Public

Commission District: \_\_\_\_\_ Zoning Case: 289/993

Size of property in acres: 7.56 Original Date of Hearing: 9/21/93

Location: 624 Russetwood Lane  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 136 District(s): 19th

State specifically the need or reason(s) for Other Business: To Address  
a revised parking plan for a  
clubhouse to obtain a CO for  
a clubhouse

(List or attach additional information if needed)

NOTE: THIS SITE IS WITHIN 200' OF STATE WATERS  
 SBT-S-ALT DOUBLE ROW SHALL BE PLACED ADJACENT TO ALL STATE WATERS  
 NOTE: EXISTING WALK CONTIGUES AROUND LAKE  
 NOTE: WATER LEVEL AT TIME OF SURVEY - 1046.4'  
 NOTE: UTILIZE EXISTING DRIVEWAY FOR CONSTRUCTION EXIT

**EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN**  
**SITE B - WHITE BLOSSOM CT**  
**FCS ATLANTA, LLC**  
 SUBDIVISION: THE BROADLANDS  
 LAND LOT 136, 19TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 EXISTING ZONING: R-3

10,660 SQ. FT  
 0.24 ACRES

INDIVIDUAL DISTURBED AREA = 0.13 AC  
 PROPOSED IMPERVIOUS AREA = 4,815 SQ. FT.  
 PROPOSED IMPERVIOUS AREA = 1,263 SQ. FT.

POST LENGTH	H	D	W	S	STORAGE (CY/FP)	
SD1-NS	4 FT	2'-4"	1'-6"	2'-10"	1'-2"	0.483
SD1-S	4 FT	2'-4"	1'-6"	2'-10"	1'-2"	0.483

SEDIMENT STORAGE CALCULATIONS  
 TOTAL STORAGE OF SITE = 0.24 ACRES  
 TOTAL DRAINED AREA = 0.15 ACRES  
 TOTAL SEDIMENT STORAGE REQUIRED = 0.15 x 87 C.Y. = 10.1 C.Y.  
 SEDIMENT STORAGE PROVIDED BY A PORTION OF SILT FENCE  
 TOTAL SILT FENCE LENGTH: 380.9 L.F.  
 SILT FENCE USED FOR STORAGE: 96.7 L.F.  
 SBT-S 96.7 L.F. x 0.483 = 46.7 C.Y.

SEDIMENT BASIN STATEMENT:  
 A SEDIMENT BASIN IS NOT REQUIRED FOR THIS SITE DUE TO ITS LIMITED SIZE (LESS THAN 5 ACRES) AND THE PRACTICES SHOWN HEREON PROVIDE FOR ADEQUATE SEDIMENT STORAGE EXCEEDING 87 C.Y. SEDIMENT STORAGE REQUIREMENT.  
 TOTAL SEDIMENT STORAGE PROVIDED = 46.7 C.Y. > 10.1 C.Y. REQUIRED

NOTE: THIS SITE IS WITHIN 200' OF STATE WATERS  
 SBT-S-ALT DOUBLE ROW SHALL BE PLACED ADJACENT TO ALL STATE WATERS  
 NOTE: EXISTING WALK CONTIGUES AROUND LAKE  
 NOTE: WATER LEVEL AT TIME OF SURVEY - 1046.4'  
 NOTE: UTILIZE EXISTING DRIVEWAY FOR CONSTRUCTION EXIT

INDIVIDUAL DISTURBED AREA = 0.13 AC  
 PROPOSED IMPERVIOUS AREA = 4,815 SQ. FT.  
 PROPOSED IMPERVIOUS AREA = 1,263 SQ. FT.

POST LENGTH	H	D	W	S	STORAGE (CY/FP)	
SD1-NS	4 FT	2'-4"	1'-6"	2'-10"	1'-2"	0.483
SD1-S	4 FT	2'-4"	1'-6"	2'-10"	1'-2"	0.483

EROSION AND SEDIMENT CONTROL LEGEND  
 (FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, 5TH EDITION)  
**STRUCTURAL PRACTICES**  
 (S) CONSTRUCTION EDT  
 (S1) SEDIMENT BARRIER-TYPE SENSITIVE FABRIC HEIGHT: 28" STEEL POST WHEN WIRE FENCE BANDING.  
 (S1-18) SEDIMENT BARRIER-TYPE SENSITIVE POST AT 8' O.C. MAX  
 (S2) INLET SEDIMENT TRAP (PIS IN A BLANKET)  
 (S3) INLET SEDIMENT TRAP (WITH FENCING)  
 (S4) TEMPORARY SEDIMENT TRAP  
 (S5) EROSION CONTROL MATTING BLANKETS (S6) CHECK DAM BAYOLE  
**VEGETATIVE MEASURES**  
 (V1) DISTURBED AREA STABILIZATION (WITH MULCHING)  
 (V2) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)  
 (V3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) CONCRETE WASH AREA

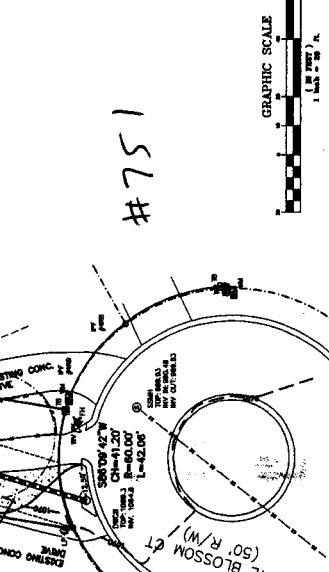
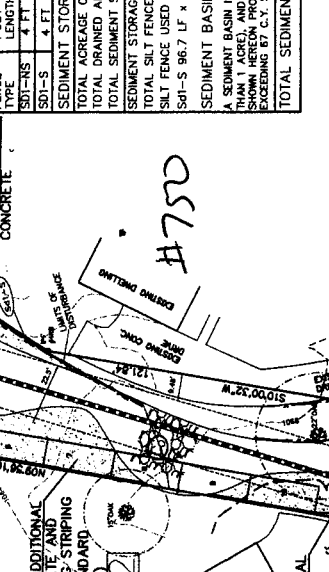
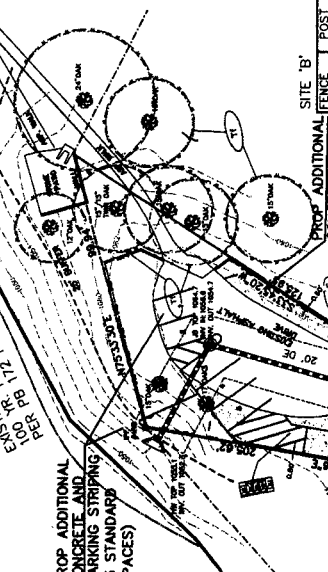
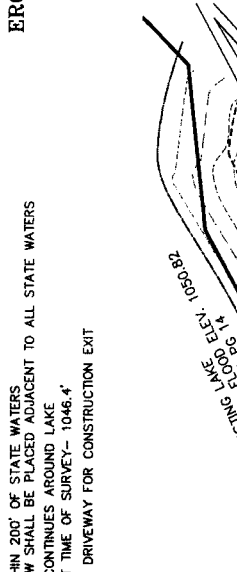
LEGEND:  
 (S) CONSTRUCTION EDT  
 (S1) SEDIMENT BARRIER-TYPE SENSITIVE FABRIC HEIGHT: 28" STEEL POST WHEN WIRE FENCE BANDING.  
 (S1-18) SEDIMENT BARRIER-TYPE SENSITIVE POST AT 8' O.C. MAX  
 (S2) INLET SEDIMENT TRAP (PIS IN A BLANKET)  
 (S3) INLET SEDIMENT TRAP (WITH FENCING)  
 (S4) TEMPORARY SEDIMENT TRAP  
 (S5) EROSION CONTROL MATTING BLANKETS (S6) CHECK DAM BAYOLE  
**VEGETATIVE MEASURES**  
 (V1) DISTURBED AREA STABILIZATION (WITH MULCHING)  
 (V2) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)  
 (V3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) CONCRETE WASH AREA

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FOR  
**DBA FORTEBERRY CONSTRUCTION SERVICES LLC**  
 3595 Canton Road  
 Suite 110  
 Atlanta, GA 30327  
 (404) 355-9900  
 www.forteberry.com

**BUILDER:**  
 FCS ATLANTA, LLC  
 DBA FORTEBERRY CONSTRUCTION  
 3500 DALLAS HWY SUITE 200  
 POWDER SPRINGS, GA 30127  
 24 HOUR CONTACT  
 800 HENRY  
 404-458-8807  
**TERTIARY PERMITEE:**  
 FCS ATLANTA, LLC  
 3500 DALLAS HWY SUITE 200  
 POWDER SPRINGS, GA 30127  
 770-975-8994

IF YOU DIG GEORGIA...  
 CALL US FIRST!  
 1-800-282-7411  
 UTILITIES PROTECTION CENTER  
 IT'S THE LAW!

GSWCC  
 GEORGIA SURVEYING AND MAPPING  
 COMMISSION  
 THOMAS EDWARD PEAY, JR.  
 LEVEL 3 CERTIFIED DESIGN PROFESSIONAL  
 CONTRACTOR NUMBER: 00080858  
 ISSUED: 07/24/2015 EXPIRES: 07/24/2018



COBB COUNTY ZONING DIVISION  
 AUG 14 2018  
 DEL AGENCY

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

PROP. ADDITIONAL CONCRETE  
 CONCRETE WASH AREA  
 CONCRETE WASH AREA

Paperwork  
 Site Plan

# Cobb County

(type or print clearly)

Application No. 289  
Hearing Date: 8-17-53

Applicant McRae + Stolz Inc Business Phone 340-2555 Home Phone 250-1044

Will Stolz Address Three Acornia Suite 1420 Atlanta 30  
(representative's name, printed)

[Signature] Business Phone 340-2555  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

**RECEIVED**  
AUG 14 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Notary Public, Jackson County, Georgia  
My Commission Expires Oct. 4, 1994

Titleholder Shirley of Neelyton Business Phone 948-5228 Home Phone 459 1011

Signature [Signature] Address 840 Midway Rd  
(attach additional signatures, if needed) Powder Springs Ga 30073

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

Notary Public, Douglas County, Georgia  
My Commission Expires Feb. 4, 1995  
Revised to PRD on 2-15-99

Zoning Request From R-30 to ~~PRD~~ ~~to~~ ~~strawki~~  
(present zoning) (proposed zoning) R-20-C

For the Purpose of subdivision Size of Tract 144 Acre(s)  
(subdivision, restaurant, warehouse, apt., etc.)

Location Midway Rd  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 86, 87, 88, 136, 137, 160, 161 District 19th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

*COPY*

[Signature]  
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

*original missing - see book for allocations from 8/93 through 2/94*

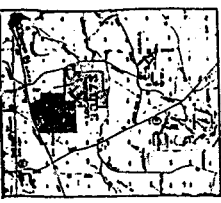
[Signature]  
(applicant's signature)

COBB CO. PLANNING  
& ZONING DEPT.

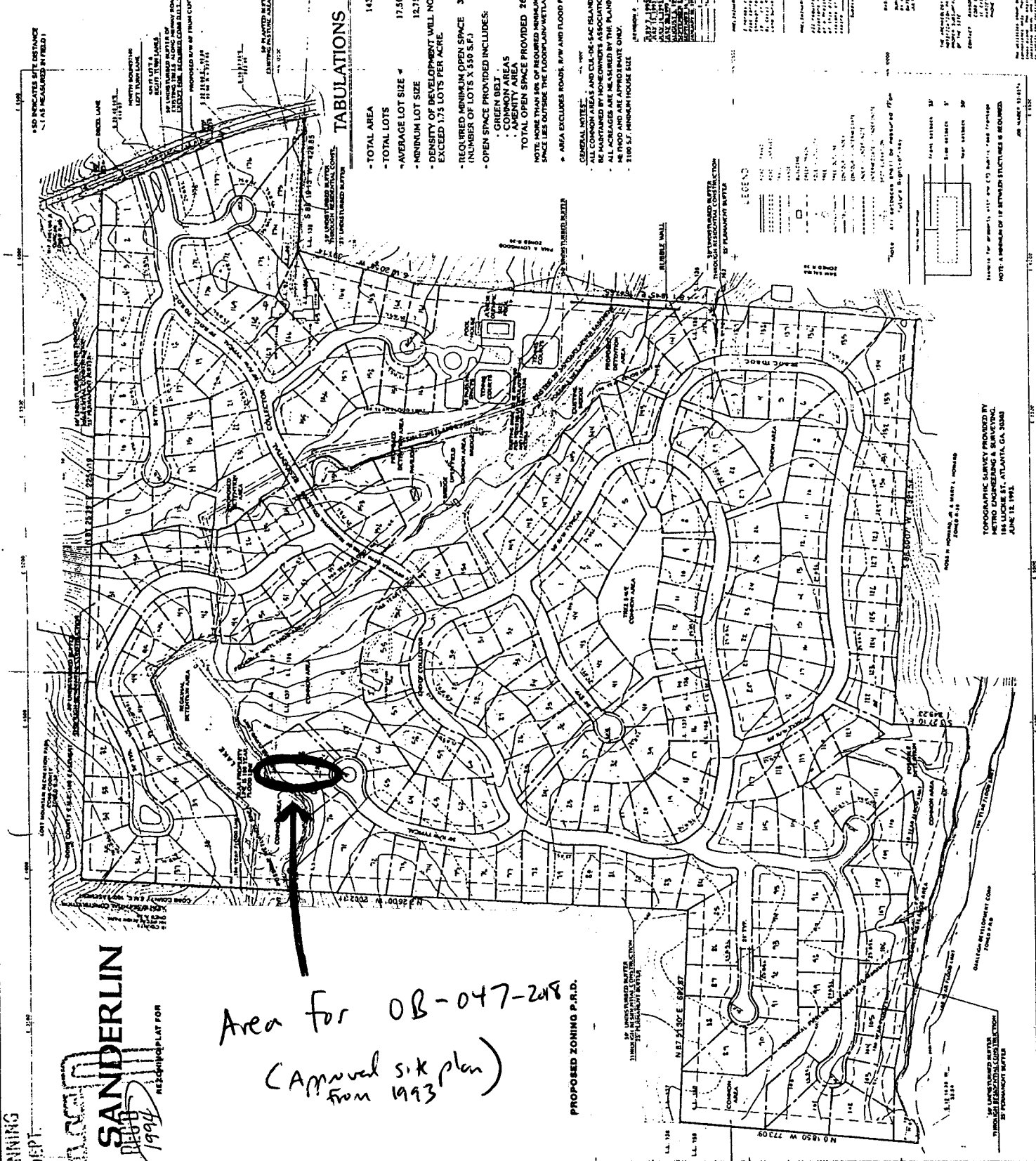
**SANDERLIN**  
JAN 11 1994  
RESUBMITTAL FOR

Area for OB-047-248  
(Approved s.k. plan)  
from 1993

PROPOSED ZONING P.R.D.



\* 50 INDICATES SITE DISTANCE  
(1.43 HOURS IN FIELD)



**TABLATIONS**

- TOTAL AREA 143.3 AC.
- TOTAL LOTS 251
- AVERAGE LOT SIZE 17,500 S.F.
- MINIMUM LOT SIZE 12,250 S.F.
- DENSITY OF DEVELOPMENT WILL NOT EXCEED 1.75 LOTS PER ACRE
- REQUIRED MINIMUM OPEN SPACE 3.6 AC.
- NUMBER OF LOTS X 510 S.F.
- OPEN SPACE PROVIDED INCLUDES:
  - GREEN BELT
  - GREEN AREAS
  - AMENITY AREA
- TOTAL OPEN SPACE PROVIDED 26.0 AC.

NOTE: MORE THAN 10% OF REQUIRED MINIMUM OPEN SPACE LIES OUTSIDE THE FLOODPLAIN/WETLAND AREAS

\* AREA EXCLUDES ROADS, R/W AND FLOOD PLAIN

GENERAL NOTES:  
ALL COMMON AREAS AND CUL-DE-SAC ISLANDS WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION  
ALL ACREAGES ARE MEASURED BY THE PLANNING DEPARTMENT AND ARE APPROXIMATE ONLY.  
2100 S.F. MINIMUM HOUSE SIZE

**LEGENDS**

- 1" UNDEVELOPED BUFFER
- 2" UNDEVELOPED BUFFER
- 3" UNDEVELOPED BUFFER
- 4" UNDEVELOPED BUFFER
- 5" UNDEVELOPED BUFFER
- 6" UNDEVELOPED BUFFER
- 7" UNDEVELOPED BUFFER
- 8" UNDEVELOPED BUFFER
- 9" UNDEVELOPED BUFFER
- 10" UNDEVELOPED BUFFER
- 11" UNDEVELOPED BUFFER
- 12" UNDEVELOPED BUFFER
- 13" UNDEVELOPED BUFFER
- 14" UNDEVELOPED BUFFER
- 15" UNDEVELOPED BUFFER
- 16" UNDEVELOPED BUFFER
- 17" UNDEVELOPED BUFFER
- 18" UNDEVELOPED BUFFER
- 19" UNDEVELOPED BUFFER
- 20" UNDEVELOPED BUFFER
- 21" UNDEVELOPED BUFFER
- 22" UNDEVELOPED BUFFER
- 23" UNDEVELOPED BUFFER
- 24" UNDEVELOPED BUFFER
- 25" UNDEVELOPED BUFFER
- 26" UNDEVELOPED BUFFER
- 27" UNDEVELOPED BUFFER
- 28" UNDEVELOPED BUFFER
- 29" UNDEVELOPED BUFFER
- 30" UNDEVELOPED BUFFER
- 31" UNDEVELOPED BUFFER
- 32" UNDEVELOPED BUFFER
- 33" UNDEVELOPED BUFFER
- 34" UNDEVELOPED BUFFER
- 35" UNDEVELOPED BUFFER
- 36" UNDEVELOPED BUFFER
- 37" UNDEVELOPED BUFFER
- 38" UNDEVELOPED BUFFER
- 39" UNDEVELOPED BUFFER
- 40" UNDEVELOPED BUFFER
- 41" UNDEVELOPED BUFFER
- 42" UNDEVELOPED BUFFER
- 43" UNDEVELOPED BUFFER
- 44" UNDEVELOPED BUFFER
- 45" UNDEVELOPED BUFFER
- 46" UNDEVELOPED BUFFER
- 47" UNDEVELOPED BUFFER
- 48" UNDEVELOPED BUFFER
- 49" UNDEVELOPED BUFFER
- 50" UNDEVELOPED BUFFER
- 51" UNDEVELOPED BUFFER
- 52" UNDEVELOPED BUFFER
- 53" UNDEVELOPED BUFFER
- 54" UNDEVELOPED BUFFER
- 55" UNDEVELOPED BUFFER
- 56" UNDEVELOPED BUFFER
- 57" UNDEVELOPED BUFFER
- 58" UNDEVELOPED BUFFER
- 59" UNDEVELOPED BUFFER
- 60" UNDEVELOPED BUFFER
- 61" UNDEVELOPED BUFFER
- 62" UNDEVELOPED BUFFER
- 63" UNDEVELOPED BUFFER
- 64" UNDEVELOPED BUFFER
- 65" UNDEVELOPED BUFFER
- 66" UNDEVELOPED BUFFER
- 67" UNDEVELOPED BUFFER
- 68" UNDEVELOPED BUFFER
- 69" UNDEVELOPED BUFFER
- 70" UNDEVELOPED BUFFER
- 71" UNDEVELOPED BUFFER
- 72" UNDEVELOPED BUFFER
- 73" UNDEVELOPED BUFFER
- 74" UNDEVELOPED BUFFER
- 75" UNDEVELOPED BUFFER
- 76" UNDEVELOPED BUFFER
- 77" UNDEVELOPED BUFFER
- 78" UNDEVELOPED BUFFER
- 79" UNDEVELOPED BUFFER
- 80" UNDEVELOPED BUFFER
- 81" UNDEVELOPED BUFFER
- 82" UNDEVELOPED BUFFER
- 83" UNDEVELOPED BUFFER
- 84" UNDEVELOPED BUFFER
- 85" UNDEVELOPED BUFFER
- 86" UNDEVELOPED BUFFER
- 87" UNDEVELOPED BUFFER
- 88" UNDEVELOPED BUFFER
- 89" UNDEVELOPED BUFFER
- 90" UNDEVELOPED BUFFER
- 91" UNDEVELOPED BUFFER
- 92" UNDEVELOPED BUFFER
- 93" UNDEVELOPED BUFFER
- 94" UNDEVELOPED BUFFER
- 95" UNDEVELOPED BUFFER
- 96" UNDEVELOPED BUFFER
- 97" UNDEVELOPED BUFFER
- 98" UNDEVELOPED BUFFER
- 99" UNDEVELOPED BUFFER
- 100" UNDEVELOPED BUFFER



NOTE: A MINIMUM OF 10% OF THE TOTAL OPEN SPACE PROVIDED FOR THIS PROJECT SHALL BE PROVIDED AS OPEN SPACE WITHIN THE DEVELOPMENT.

TOPOGRAPHIC SURVEY PROVIDED BY  
MILLER & STOLZ, INC.  
ATLANTA, GA. 30348  
JUNE 12, 1993.

NOTE: THERE ARE NO METERS VISIBLE WITHIN THE BOUNDARIES SHOWN.

PREPARED BY: SANDERLIN ASSOCIATES, INC.  
1000 PHOENIX AVENUE, SUITE 1000  
ATLANTA, GEORGIA 30329  
PHONE: (404) 525-1100  
FAX: (404) 525-1101

DATE: JANUARY 11, 1994

PROJECT: SANDERLIN ASSOCIATES, INC.  
1000 PHOENIX AVENUE, SUITE 1000  
ATLANTA, GEORGIA 30329  
PHONE: (404) 525-1100  
FAX: (404) 525-1101

OWNER & DEVELOPER:  
MCGRAW HILL  
ATLANTA, GEORGIA 30348  
PHONE: (404) 380-2855

Minutes of the meeting of the Cobb County Planning Commission and the Cobb County Board of Commissioners held on **February 15, 1994** in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia.

**RECONSIDERATION OF APPLICATION Z-89 OF 1993 (MCRAE AND STOLZ, INC.)  
TO CONSIDER REQUEST TO REZONE PROPERTY TO THE PRD ZONING DISTRICT**

To consider request for reconsideration and rezoning of property to the PRD zoning district. Subject property was deleted to a "straight" R-20 zoning classification without additional stipulations at the September 21, 1993 Zoning Hearing. Property is located in Land Lots 86, 87, 88, 136, 137, 160 and 161 of the 19th District, on the west side of Midway Road, south of Dallas Highway.

Following a public hearing, the Board of Commissioners offered the following motion: **MOTION:** Motion to rezone property (application #Z-89 of 1993 -- McRae and Stolz, Inc.) to the PRD zoning district to site plan submitted dated February 11, 1994 and further subject to: 1) letter of agreeable conditions dated February 14, 1994, marked as Exhibit "A"; 3) all "applicable" Staff recommendations to remain in effect; 4) dismissal of any pending litigation; 5) development to meet all PRD requirements (this includes but is not limited to meeting requirement of 15 feet between structures and no additional setback variances). Motion by Wysong, second by Poole, carried 4-1, Cooper opposed. **CLERK'S NOTE:** A substitute motion by Cooper to uphold the previous ruling of the Board of Commissioners that rezoned property to a "straight" R-20 zoning district, died due to the lack of a second.

*See attached page for  
minutes of 8-16-94*

Minutes of the meeting of the Cobb County Board of Commissioners Zoning Hearing held on August 16, 1994 in the Second Floor Commissioners' Meeting Room, Cobb County Building, 100 Cherokee Street, Marietta, Georgia.

**REQUEST SITE PLAN AMENDMENT FOR MCRAE AND STOLZ - APPLICATION Z-89  
ORIGINALLY HEARD ON AUGUST 17, 1993**

To consider a site plan amendment for McRae and Stolz for Broadlands amenity area, Application Z-89, originally heard on August 17, 1993, located on the west side of Midway Road, in Land Lots 86, 87, 136, 137, 160 and 161 of the 19th District.

Following a brief presentation by Mark Danneman and confirmation by Mr. Danneman that the affected adjoining property owner does not object to the request, the Board of Commissioners **approved** site plan amendment for the relocation of the recreation area (revise layout of the pool and tennis areas) **subject to: 1) amenity area site plan marked as Exhibit "B"; 2) all other previously approved conditions to remain in effect.** Motion by Poole, second by Wysong, carried 5-0.



## McRae &amp; Stolz, Inc.

THREE RAVINIA DRIVE  
SUITE 1420  
ATLANTA, GEORGIA 30546  
404/390-2555  
Fax: 404/390-2556

July 27, 1994

Mrs. Judy Williams  
Cobb County Planning and Zoning Dept.  
100 Cherokee Street  
Suite 500  
Marietta, GA 30090-9674

RE: Broadlands Amenity Area plan prepared by Reece  
Hoopes and Fincher dated July 13, 1994

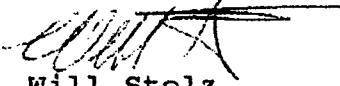
Dear Judy:

Please consider this letter as a request for an administrative variance. The purpose of the variance is to facilitate the approval of the above referenced set of plans. As you have noted, the plans we have submitted do not match the original plan as it was zoned. The primary difference is that we have changed the layout of the pool/tennis area.

When we spoke on the phone, you said it would be helpful if we had the consent of Paul Lovingood who is the adjoining property owner. I have discussed this with Mr. Lovingood and he is prepared to support our request. If you need to confirm his support, he can be reached at 428-1878.

Should you have questions regarding our request, please do not hesitate to contact me.

Sincerely,



Will Stolz

WS/ds



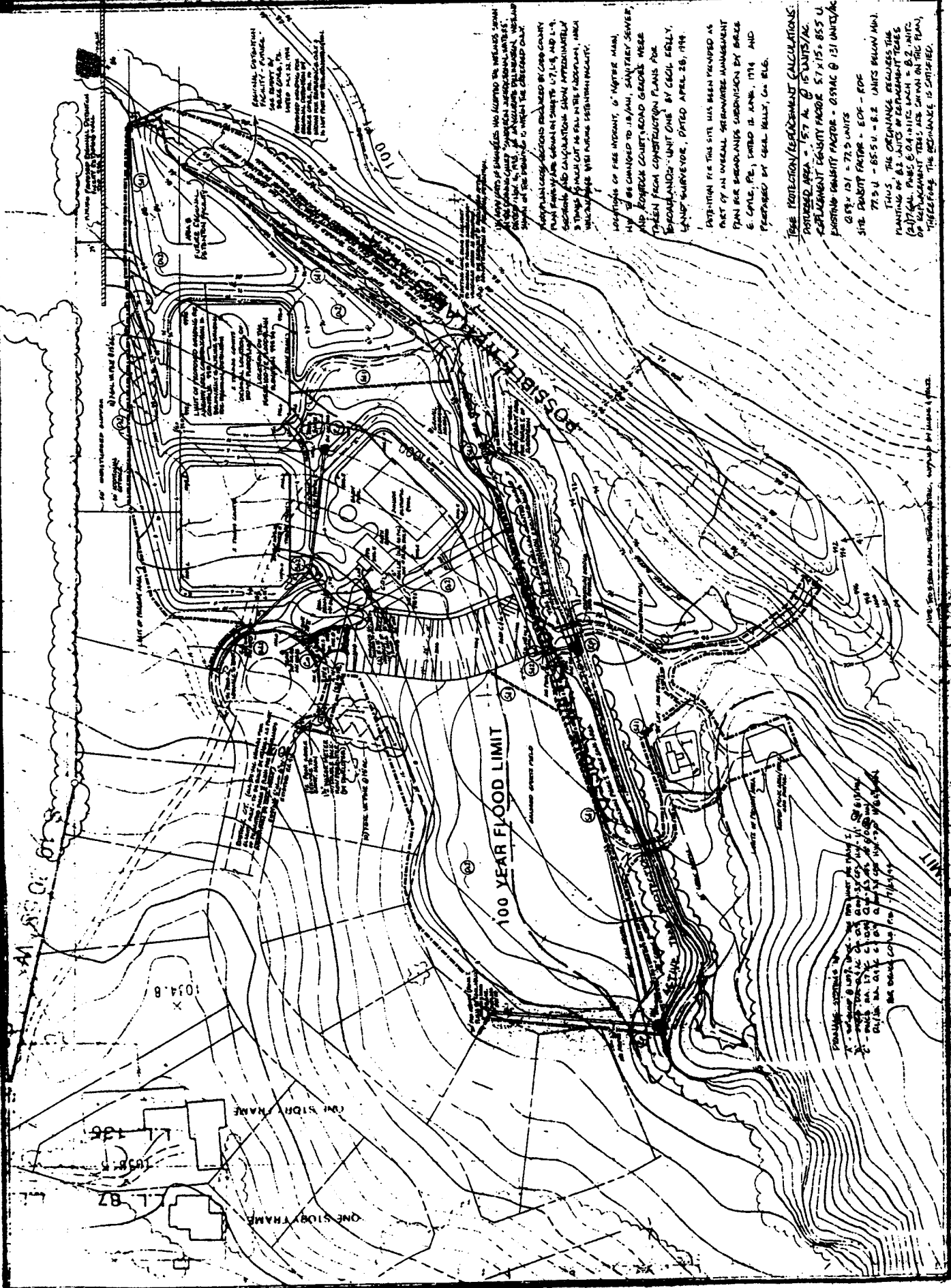
289 of 1993  
 EXHIBIT "B" - as referenced in zoning minutes of 8-16-94 (CM)

**BROADLANDS AMENITY AREA**  
 COCS COURT, GEORGIA

GRADING, DRAINAGE, EROSION CONTROL, TREE PROTECTION AND UTILITY PLAN



DATE	10/1/88
BY	W. J. BAKER
CHECKED	W. J. BAKER
SCALE	AS SHOWN
SHEET	1-2 OF 9



ALL NOTES AND SPECIFICATIONS ARE SUBJECT TO THE REVISIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

THE PROTECTION/REPLACEMENT CALCULATIONS:  
 PROTECTED AREA = 157 A. @ 15 UNITS/A.C.  
 REPLACEMENT EQUITY FACTOR = 5.7 x 15 = 85.5 U.  
 EROSION CONTROL FACTOR = 0.55 x 151 = 71.5 UNITS  
 SITE DENSITY FACTOR = 80K - 80K  
 77.5 U - 85.5 U = 8.2 UNITS BELOW MIN.  
 THUS, THE DEFICIENCY REQUIRES THE PLANTING OF 8.2 UNITS IN EROSION CONTROL TILES.  
 (A) 1/2" GAL. PAVES @ 0.4 IN/12" EACH = 8.2 UNITS.  
 (B) REPLACEMENT TILES ARE SHOWN ON THE PLAN.  
 THEREFORE THE REQUIREMENT IS SATISFIED.

THE PROTECTION/REPLACEMENT CALCULATIONS:  
 PROTECTED AREA = 157 A. @ 15 UNITS/A.C.  
 REPLACEMENT EQUITY FACTOR = 5.7 x 15 = 85.5 U.  
 EROSION CONTROL FACTOR = 0.55 x 151 = 71.5 UNITS  
 SITE DENSITY FACTOR = 80K - 80K  
 77.5 U - 85.5 U = 8.2 UNITS BELOW MIN.  
 THUS, THE DEFICIENCY REQUIRES THE PLANTING OF 8.2 UNITS IN EROSION CONTROL TILES.  
 (A) 1/2" GAL. PAVES @ 0.4 IN/12" EACH = 8.2 UNITS.  
 (B) REPLACEMENT TILES ARE SHOWN ON THE PLAN.  
 THEREFORE THE REQUIREMENT IS SATISFIED.

ONE STORY NAME  
 L. 187  
 L. 186  
 ONE STORY NAME  
 L. 186  
 L. 187

POSSIBLE  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**AUGUST 16, 1994 ZONING HEARING  
OTHER BUSINESS**

**ITEM #3**

**PURPOSE**

To consider a site plan amendment for McRae and Stoltz for Broadlands amenity area, Application Z-89, originally heard on August 17, 1993, located on the west side of Midway Road, in Land Lots 86, 87, 136, 137, 160 and 161 of the 19th District.

**BACKGROUND**

The purpose of this amendment is to revise layout of the pool and tennis areas. The pool and tennis court have basically been reversed. A copy of the original layout is attached (ATTACHMENT A). A copy of the proposed layout is attached (ATTACHMENT B). The request letter is also attached (ATTACHMENT C).

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider approval of the site plan amendment for the recreation area. All other previously approved conditions are to remain in effect.

**ATTACHMENT**

Original Site Plan (ATTACHMENT A)  
Proposed Site Plan (ATTACHMENT B)  
Request Letter (ATTACHMENT C)

# MOORE & ROGERS

ATTORNEYS AT LAW

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

JOHN H. MOORE  
THOMAS H. ROGERS, III  
STEPHEN C. STEELE  
WILLIAM R. JOHNSON  
ROBERT O. INGRAM  
J. BRIAN O'NEIL  
G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
SARAH L. BARGO  
SARA J. MURPHREE  
DIANE M. BUSCH  
JERE C. SMITH  
CLAYTON O. CARMACK  
JEFFREY A. WATKINS

POST OFFICE BOX 3305  
MARIETTA, GEORGIA 30068

TELEPHONE  
(404) 429-1499

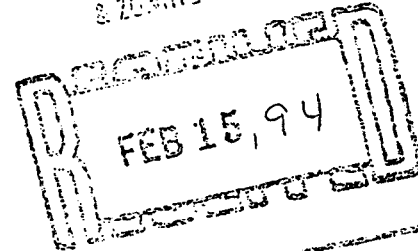
TELECOPIER  
(404) 429-8631

EXHIBIT "A"

as referenced in  
Zoning Minutes

COBB CO. PLANNING  
& ZONING DEPT.

February 14, 1994



## Hand Delivered

Mr. Mark Danneman  
Zoning Administrator  
Cobb County Planning and Zoning Department  
Suite 500  
100 Cherokee Street  
Marietta, GA 30090-9674

RE: Application No.: Z-89  
Applicant: McRae & Stolz, Inc.  
Property Owner: Shirley Y. Mykytyn  
Property: 143.3 acres, more or less, located in  
Land Lots 86, 87, 88, 136, 137,  
160, 161, 19th District, 2nd Section  
Cobb County, Georgia, being located on  
Midway Road

Dear Mark:

Based on various meetings with the Board of Commissioners, Fred D. Bentley, Jr., in his capacity as County Attorney, Applicant and Owner, area residents, and staff, we wish to submit this letter of agreed stipulations and conditions which shall become a part of the requested zoning and binding upon the property if the zoning application is approved as submitted. This letter shall supersede and replace, in full, our letters to you dated August 16, 1993, and September 10, 1993.

- (1) The property shall be zoned to a PRD zoning classification pursuant to the Plan of Development prepared by Reece, Hoopes & Fincher, Land Planners, last revised February 11, 1994.
- (2) The property shall be developed for single-family residences on a maximum of 251 lots and a density of 1.75 units per acre.

# MOORE & ROGERS

Mr. Mark Danneman  
Zoning Administrator  
Cobb County Planning and Zoning Department  
Page Two  
February 14, 1994

- (3) All residences constructed upon the property shall be traditional styling and shall contain a minimum square footage of 2,100 square feet.
- (4) The average lot size of the lots within the proposed subdivision shall be 17,650 square feet, excluding road, right-of-way, and flood plain.
- (5) Signage shall be monument style, ground based.
- (6) There shall be a 50 foot undisturbed restricted area during construction which shall reduce to a 25 foot undisturbed buffer after construction. This 25 foot buffer shall be included as a provision in the protective covenants which will be recorded with regard to the proposed subdivision. Excepting:
  - (a) That those lots immediately adjacent to the Cobb EMC power easement and Lost Mountain Park shall be restricted to a 30 foot undisturbed restricted area during construction;
  - (b) That there shall be a 50 foot undisturbed buffer along the area of the proposed subdivision separating the proposed amenities area from the property of Paul A. Lovingood;
  - (c) That there shall be a 50 foot undisturbed buffer along Midway Road and in the areas wherein there is no existing planting this area shall be planted; and
  - (d) The buffer set forth hereinabove may be disturbed to the extent necessary to provide for required storm water detention, including any facilities relating thereto.
- (7) Applicant agrees to dedicate to Cobb County and construct, at its cost, a northbound turn lane of travel adjacent to the subject property along Midway Road, all construction to be in compliance with Cobb County Ordinances.

# MOORE & ROGERS

Mr. Mark Danneman  
Zoning Administrator  
Cobb County Planning and Zoning Department  
Page Three  
February 14, 1994

- (8) Applicant shall comply with the requirements set forth in that certain hydrology study by Bruce E. Coyle, Georgia Registered Professional Engineer, as submitted to Cobb County through Henry Mingledorf, together with any amendments to such plan, which are made in conjunction with Cobb County during development to control storm water runoff, such detention areas and detention facilities referenced on the site plan shall be used and constructed by Applicant during development of the proposed subdivision and shall be deleted, enlarged, or altered only upon requirement of Cobb County as determined during the development phase of the project.
- (9) Applicant, at its cost, agrees to construct an acceleration/deceleration lane adjacent to the subject property along Midway Road as required by the Cobb County Department of Transportation, such construction to be in conformance with existing Cobb County Ordinances.

We believe that the requested zoning, pursuant to the referenced site plan and the revised stipulations contained herein, will provide an enhancement to the property while preserving the ambience of the surrounding area. Thank you for your consideration in this matter.

With kindest regards, I remain

Very truly yours,

MOORE & ROGERS



John H. Moore

# MOORE & ROGERS

Mr. Mark Danneman  
Zoning Administrator  
Cobb County Planning and Zoning Department  
Page Four  
February 14, 1994

c: Mr. Joe Murphy  
Ms. Katherine Jackson  
Mrs. Mary L. Howard

Cobb County Board of Commissioners:  
William J. Byrne, Chairman  
William A. Cooper  
C. Freeman Poole  
Joe L. Thompson  
Gordon J. Wysong

Cobb County Planning Commission:  
Henley A. Vansant, Chairman  
Murray Homan  
Richard M. Jones  
Jerry Dawson  
Jean Hallinan