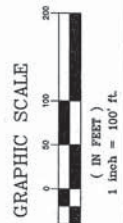


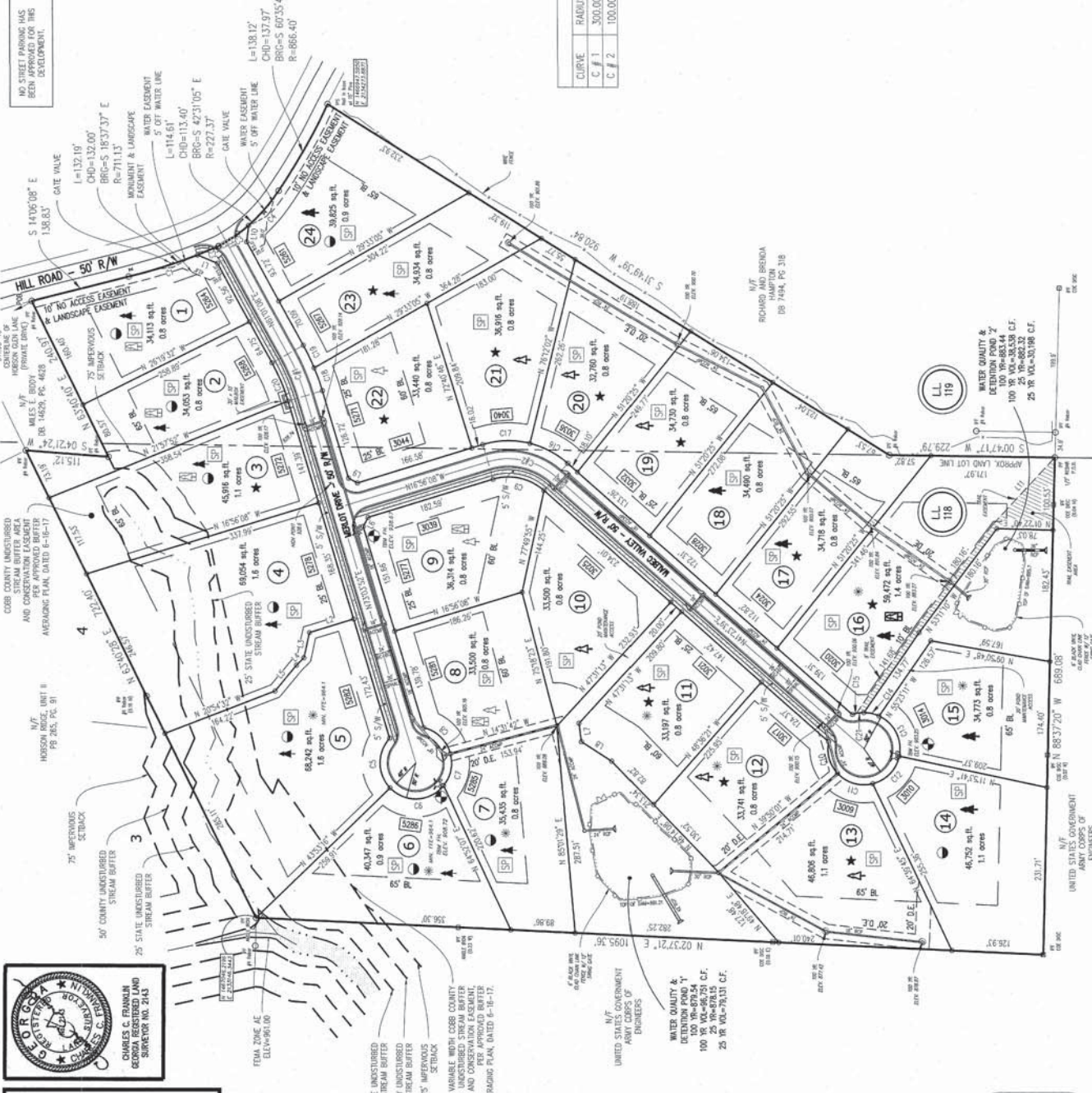
V-129
(2018)



CURVE	RADIUS	LENGTH	CHORD	BEARINGS
C1	711.13'	100.31'	100.23'	S172°03'33"E
C2	711.13'	31.88'	572°40'04"E	
C3	227.37'	50.58'	534°27'02"E	
C4	227.37'	64.03'	548°53'26"E	
C5	50.00'	75.89'	68.82'	S89°34'49"W
C6	50.00'	84.79'	74.99'	S92°29'01"W
C7	50.00'	46.66'	44.98'	S77°47'45"E
C8	50.00'	76.35'	73.10'	N121°13'45"E
C9	50.00'	47.49'	45.72'	S61°10'08"W
C10	50.00'	53.27'	50.78'	S19°27'24"W
C11	50.00'	55.89'	53.02'	S46°05'04"E
C12	50.00'	21.79'	21.61'	N127°19'51"E
C13	50.00'	16.10'	16.03'	N09°22'44"W
C14	125.00'	60.20'	59.63'	N27°35'48"E
C15	125.00'	67.05'	66.25'	N01°34'05"W
C16	125.00'	33.58'	33.57'	N70°06'15"E
C17	325.00'	34.74'	34.73'	N64°04'53"E
C18	275.00'	57.82'	57.71'	N67°02'30"E
C19	275.00'	10.59'	10.57'	N65°13'17"W

LINE	DISTANCE	DIRECTION
L1	30.34'	N22°38'38"E
L2	64.55'	N16°58'08"W
L3	36.67'	N77°33'57"W
L4	14.58'	N45°20'27"W
L5	46.61'	N50°17'00"W
L6	14.14'	N61°55'05"W
L7	25.77'	N82°20'11"E
L8	50.09'	N82°31'30"E
L9	14.14'	N42°03'52"E
L10	22.12'	N10°03'52"E
L11	127.4'	

CURVE	RADIUS	LENGTH	TANGENT	CHORD
C # 1	300.00'	63.07'	31.65'	62.95'
C # 2	100.00'	101.80'	55.81'	97.46'



RESERVED FOR SUPERIOR COURT CLERK

Plat Book 277 Page 638
Rebecca Keaton
Clerk of Superior Court

GEORGIA 811
UTILITY PROTECTION CENTER, INC.
Know what's below.
Call before you dig.

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

NO.	DATE	REVISION DESCRIPTION	BY
1	4/17/18	SHOW FEMA FLOOD AREA AND FFE ON LOTS 5 & 6. AND CORRECT DISTRICT ON COVER SHEET	MAC

FINAL PLAT FOR:
THORNTON TOWNSHIP
PROPERTY IS LOCATED IN LAND LOTS 118 & 119
OF THE 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

JOB #: 416007F
DATE: 10/13/2017
SHEET No. 2 of 2

APPLICANT: Hill Road, LLC

PETITION No.: V-129

PHONE: 770-590-5400

DATE OF HEARING: 12-12-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-30

PHONE: 770-429-1499

LAND LOT(S): 119

TITLEHOLDER: Hill Road, LLC

DISTRICT: 20

PROPERTY LOCATION: On the southwest corner of Hill Road and Merlot Drive (5264 Merlot Drive).

SIZE OF TRACT: 0.8 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Revise the approved Entrance Signage and Landscape Plan from V-98 (2015) to reflect the as-built Entrance Sign and Landscape Plan.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

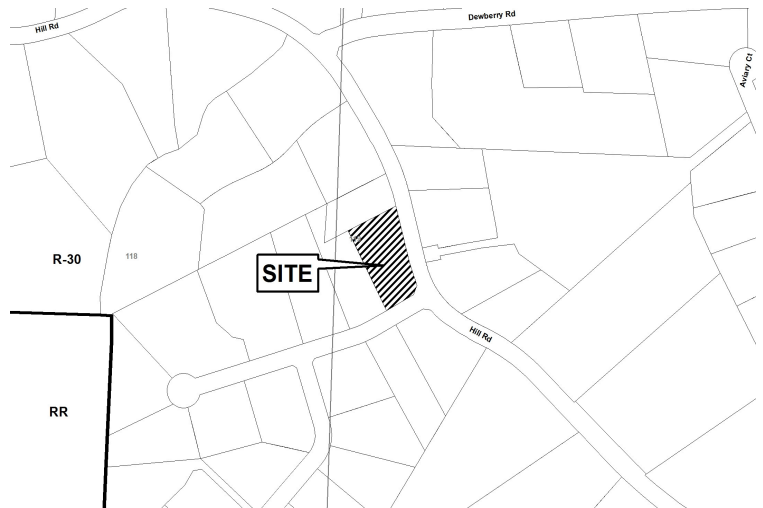
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Hill Road, LLC

PETITION No.: V-129

COMMENTS

TRAFFIC: Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

Recommend monument sign be placed off the right-of-way.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: Additional landscaping to be installed as needed. Cobb County Arborist to approve final landscape plan.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

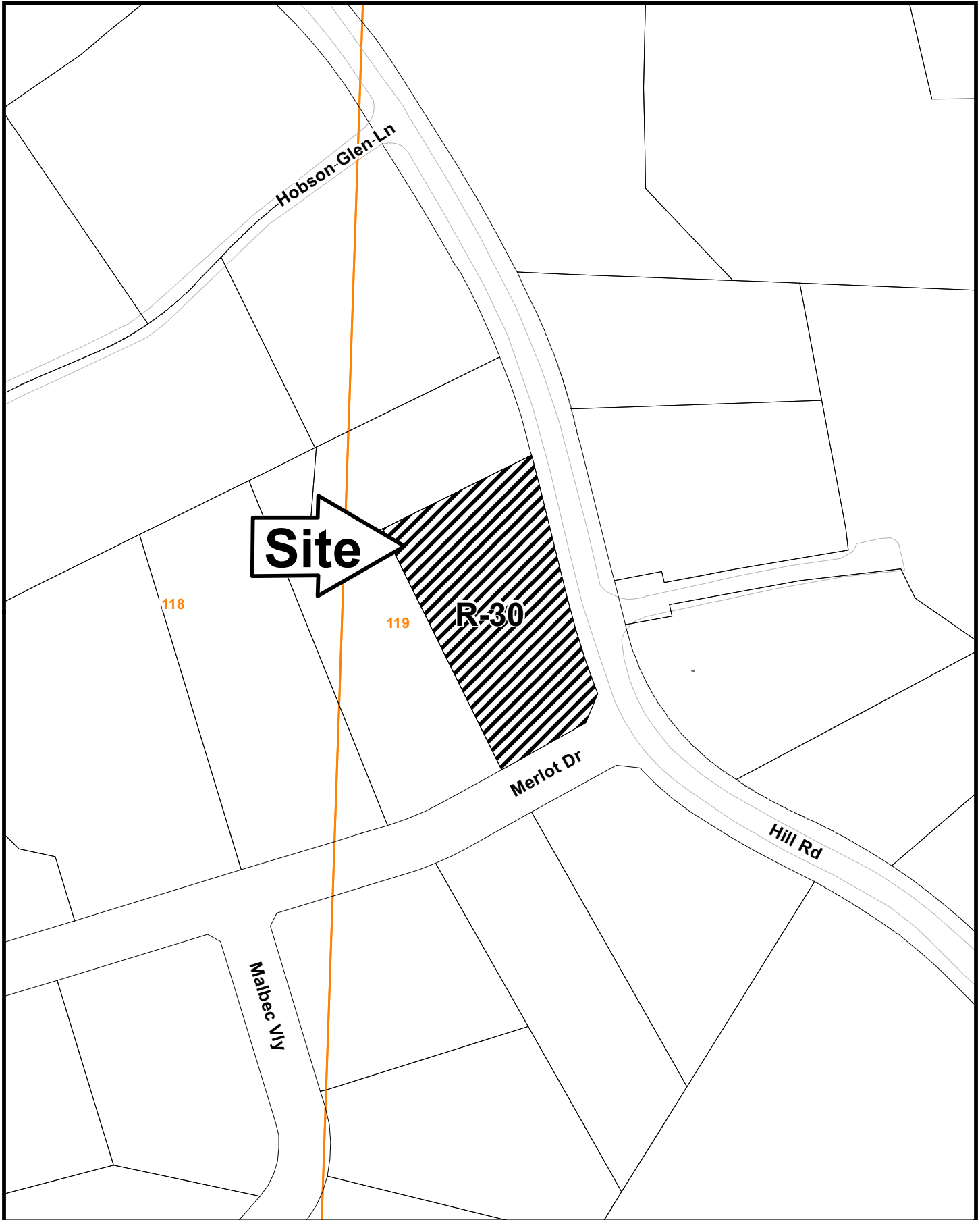
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Hill Road, LLC **PETITION No.:** V-129

FIRE DEPARTMENT: No comment.

V-129 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Zoning Boundary
City Boundary

Application for Variance

Cobb County

RECEIVED
OCT 19 2018
COMM. DEV. AGENCY
ZONING DIVISION

Application No. v-129 (2018)
Hearing Date: 12/12/2018

Applicant Hill Road, LLC Phone # (770) 590-5400 E-mail brock@bercherhomes.com
Moore Ingram Johnson & Steele Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: J. Moore Phone # (770) 429-1499 E-mail jkm@mijis.com
(representative's signature) Georgia Bar No. 519728
Signed, sealed and delivered in presence of:



My commission expires: January 10, 2019
Carolyn E. Cook
Notary Public

Titleholder Hill Road, LLC Phone # (770) 590-5400 E-mail brock@bercherhomes.com
See Attached Exhibit "A" Address: Suite 100, 800 Kennesaw Avenue
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
My commission expires: _____
Notary Public

Present Zoning of Property R-30

Location Southwest side of Hill Road; north of Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 118, 119 District 20th Size of Tract 26.07 +/- Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Approval of revised, as-built Entrance Signage and Landscape Plan for entrance area of residential community.

RECEIVED
OCT 19 2018
CO. COMM. DEV. AGENCY
ZONING DIVISION

V-129
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-129 (2018)
Hearing Date: December 12, 2018

Applicant/Titleholder: Hill Road, LLC,
a Georgia limited liability company

HILL ROAD, LLC
a Georgia limited liability company

BY: *Brock Edward Fredette*
Brock Edward Fredette
Manager

Date Executed: October 17, 2018

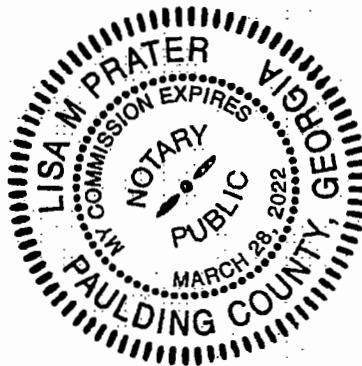
Address: Suite 100, 800 Kennesaw Avenue
Marietta, Georgia 30060

Telephone No.: (770) 590-5400

Signed, sealed, and delivered
in the presence of:

Lisa M Prater
Notary Public
Commission Expires: 3-28-2022

(Notary Seal)



V-129
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
OCT 19 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V-129 (2018)
Hearing Date: December 12, 2018

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: Hill Road, LLC,
a Georgia limited partnership**

Please state what hardship would be created by following the normal terms of the ordinance:

Hill Road, LLC, as Applicant and Titleholder (hereinafter collectively "Applicant"), is the owner of undeveloped lots which comprise the residential community known as Thornton Township, located on the southwest side of Hill Road, north of Mars Hill Road, totaling approximately 26.07 acres, more or less, in Land Lots 118 and 119, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). On August 12, 2015, in Application for Variance No. V-98 (2015), the Cobb County Board of Zoning Appeals approved variances for the Property, subject to several conditions, one of which was the Entrance Monument and Landscape Plan dated July 10, 2015. Applicant now seeks to have the Board of Zoning Appeals approve a revised, as-built Entrance Signage and Landscaping Plan.

MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
AUGUST 12, 2015
1:00 P.M.



The Board of Zoning Appeals Variance Hearing was held on Wednesday, July 15, 2015 at 1:00 p.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Murray Homan, Chair
Skip Gunther
Kim Swanson
Christi Trombetti
Judy Williams

V-98 **WAM DOUGLAS, LLC** (Elizabeth H. Thornton, owner) requesting a variance to: 1) waive the front setback from the required 45 feet to 25 feet for proposed development; and 2) waive the side setbacks from the required 12 feet to 5 feet with 25 feet between homes for proposed development in Land Lots 118 and 119 of the 20th District. Located on the southwest side of Hill Road, north of Mars Hill Road. *(Previously continued by the Board of Zoning Appeals from their July 15, 2015 hearing)*

The public hearing was opened and Mr. Kevin Moore, Mr. Eric Pirozzi, and Mr. Alan Bishop addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Gunther, second by Trombetti, to approve variance request subject to:

- **Site plan to be in general conformity with the one dated August 6, 2015 (attached and made a part of these minutes)**
- **Entrance monument and landscape plan dated July 10, 2015 (attached and made a part of these minutes)**
- **Reduction of the front setback from 45 feet to 25 feet**
- **Extension of rear setback from 40 feet to 65 feet for *perimeter lots* and 60 feet for *interior lots***
- **Side setback would be 10 feet to the property line minimum and 20 feet minimum between structures**

VOTE: **ADOPTED** unanimously

V-129
(2018)
Exhibit

SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-30
TOTAL AREA - 25.8 ACRES
TOTAL LOTS - 28
LOT DENSITY - 1.06 LOTS PER ACRE
MINIMUM LOT SIZE - 30,000 SQ.FT.
MINIMUM HEATED HOUSE AREA - 1,350 SQ.FT.
MIN. LOT WIDTH AT B/L - 75/50 FT.

ZONING BUILDING SETBACK REQUIREMENTS:

FRONT - 45'
REAR - 40'
SIDE - 12'
MAJOR SIDE - 25'

REQUIREMENTS:

REAR - 40' (INTERIOR), 65 FT (EXTERIOR LOTS)
SIDE - 5' (MIN. 25 FT BETWEEN STRUCTURES)
MAJOR SIDE - 25'

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0012/14G, COMMUNITY NO 130052, MAP DATED; DEC. 16, 2008.



Centerline Surveying Systems, Inc.

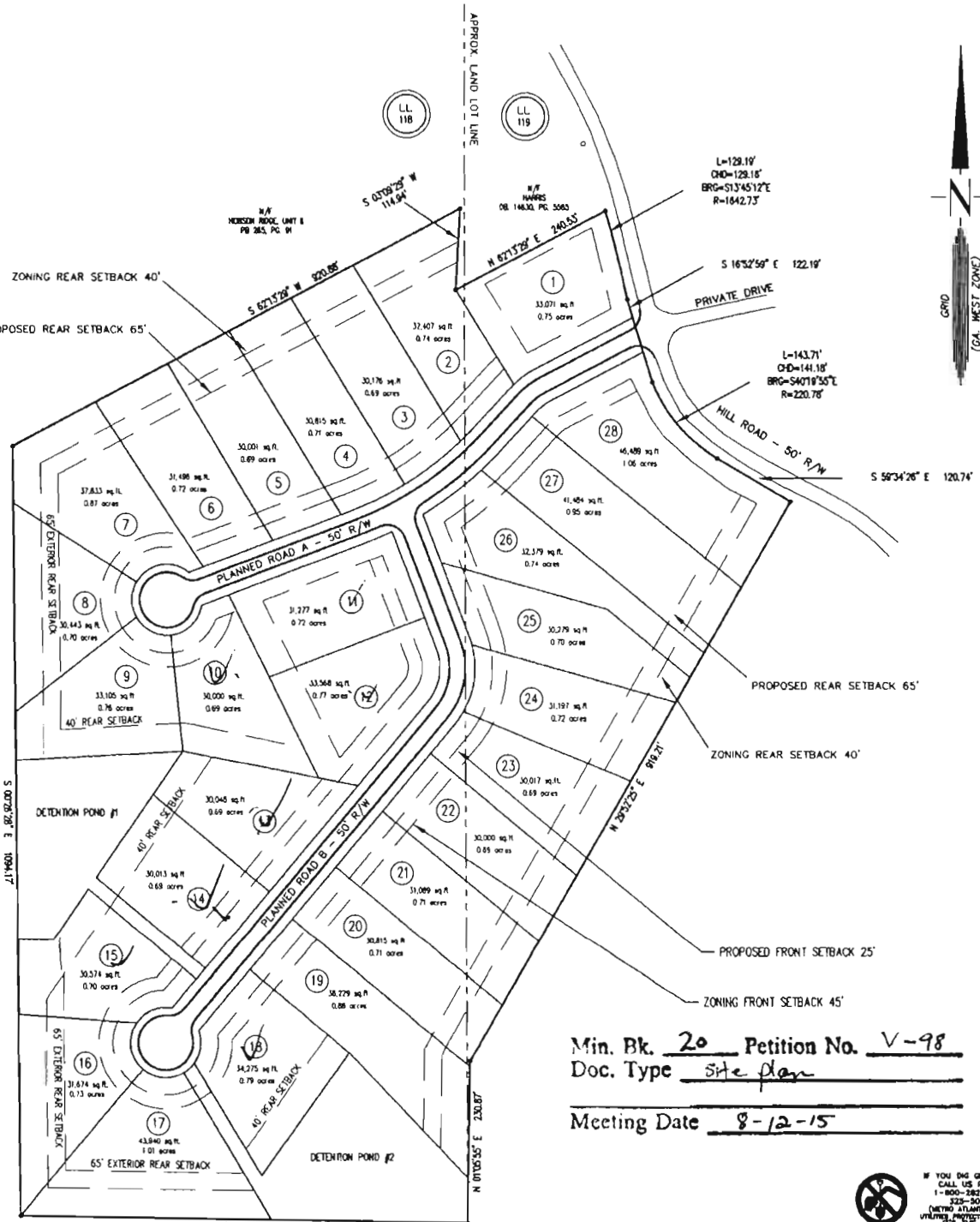
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

CONCEPTUAL PLAN FOR:
WAM DOUGLAS, LLC.
LAND LOT 118 & 119, 20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY
1.			
2.			

DRAWN BY: DP
CHECKED BY:
DATE: 8-6-15
SCALE: 1" = 100'
PROJECT NO.: 415014C

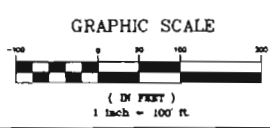
SHEET No. 1



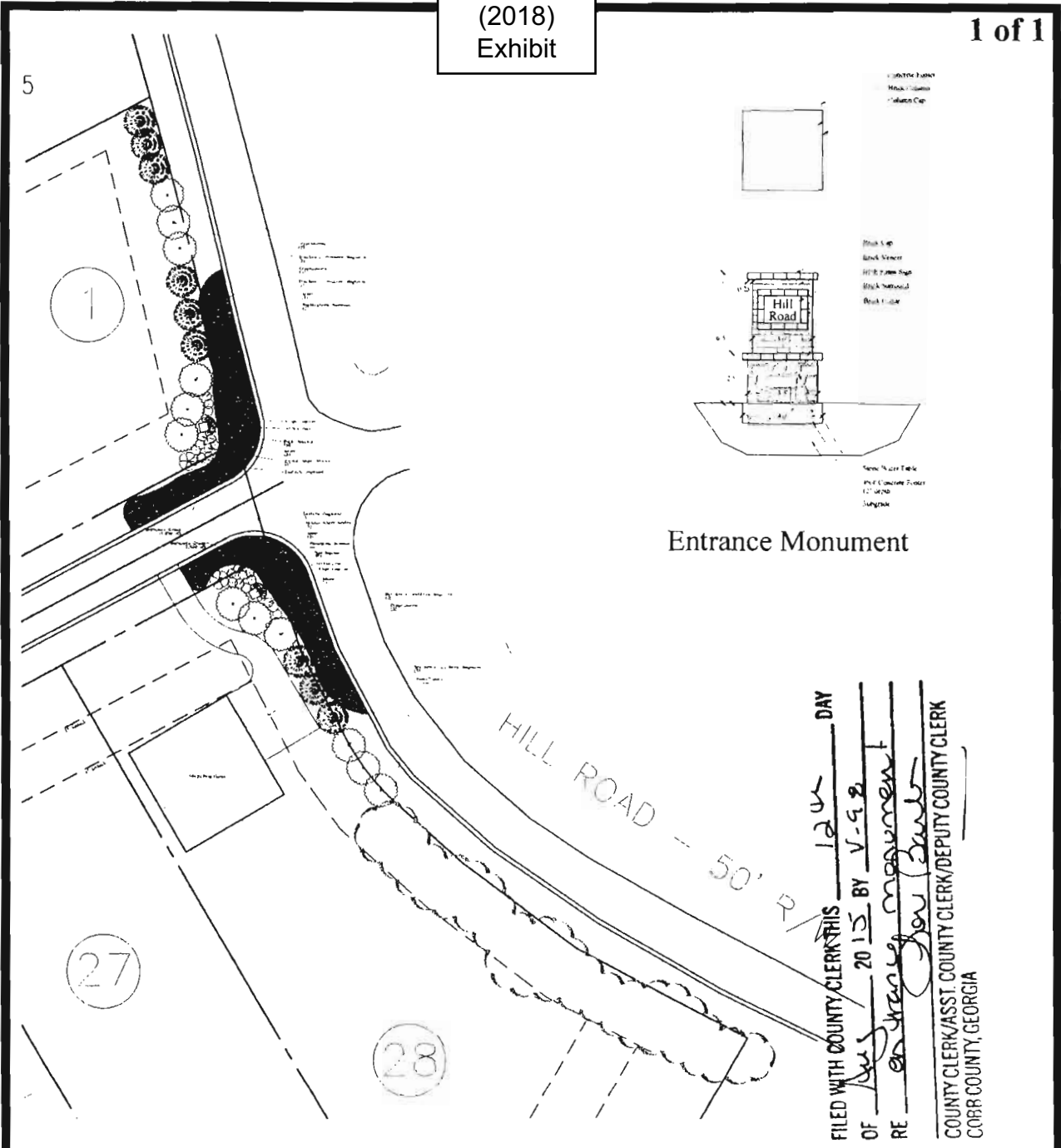
Min. Bk. 20 Petition No. V-98
Doc. Type site plan
Meeting Date 8-12-15

FILED WITH COUNTY CLERK THIS 12th DAY
OF Aug 2015 BY K. Moore
RE V-98
Don Baxter
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVICTION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARED ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



THIS PLAT HAS BEEN COMPILED FROM TAX, DEED AND RECORD INFORMATION. NO FIELD VERIFICATION OR BOUNDARY WORK HAS BEEN COMPLETED OR IS IMPLIED.



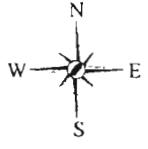
Entrance Monument

FILED WITH COUNTY CLERK THIS 12th DAY
 OF July 2015 BY V-98
 RE Entrance Monument
 COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
 COBB COUNTY, GEORGIA

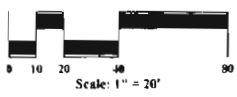
PLANT SCHEDULE HILL ROAD ENTRANCE

THREAT	COMMON NAME	SCIENTIFIC NAME	UNIT	EQ	HT
1	Eastern Dogwood	<i>Cornus florida</i>	R S B	1 Co	20-30'
2	Crapeholme	<i>Coccoloba pauciflora</i>	R S B		30-40'
3	Lowland Southern Magnolia	<i>Magnolia grandiflora</i>	R S B		10-15'
ORNAMENTAL	COMMON NAME	SCIENTIFIC NAME	UNIT	EQ	HT
10	Autumn Angel Azalea	<i>Rhododendron</i>			10-15'
11	Wintergreen Boxwood	<i>Buxus microphylla</i>			10-15'
12	Amorpha	<i>Amorpha fruticosa</i>			10-15'
GROUND COVER	COMMON NAME	SCIENTIFIC NAME	UNIT	EQ	HT
100	Pink Begonia	<i>Begonia</i>			1-2'
SOIL PLANT	COMMON NAME	SCIENTIFIC NAME	UNIT	EQ	HT
100	Berrydaisy	<i>Conoclinium</i>			1-2'

Min. Bk. 20 Petition No. V-98
 Doc. Type Entrance Monument
rendering
 Meeting Date 8-12-15



Entrance Monument and Landscape Plan
Hill Road -Side Entry Lot 28



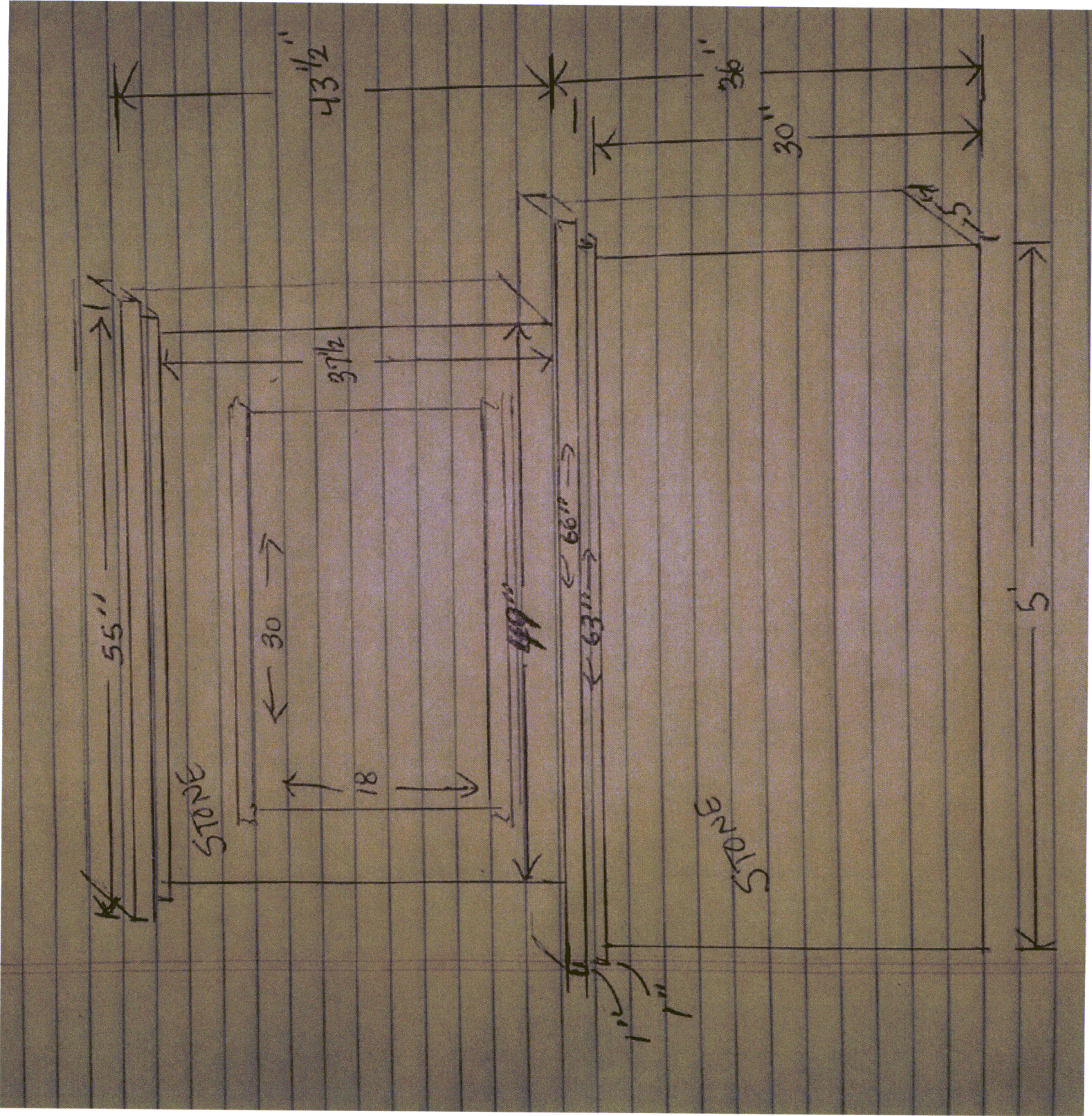
WHITE PINE
 LAND STUDIO, LLC



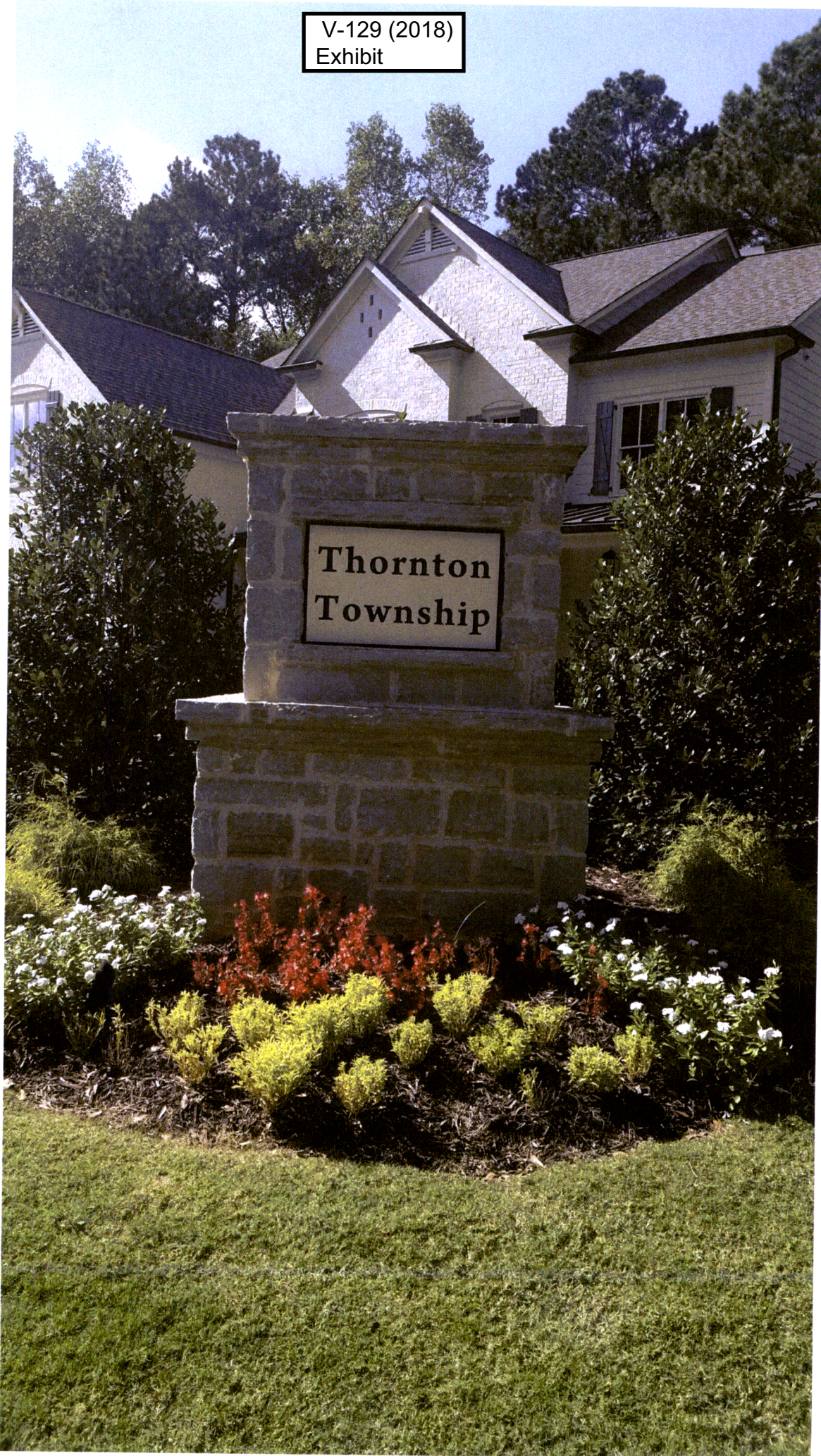
prepared for:
W.A.M.

July 10, 2015

404.406.1577 info@wpland.us



V-129 (2018)
Exhibit



V-129 (2018)
Exhibit



V-129 (2018)
Exhibit



V-129 (2018)
Exhibit



V-129 (2018)
Exhibit



V-129 (2018)
Exhibit

