

**FEBRUARY 19, 2008 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 4**

**ITEM #4**

**PURPOSE**

To consider amending the site plan and stipulations regarding Z-111, Z-65, Z-135 and Z-31 (JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.) in Land Lots 166, 167, 179, 180, 181, 278, 279, 280, 289, 290, 395, 396 and 403 of the 18th District at the southeast and southwest intersection of Veterans Memorial Highway and Queens Mill Road and at the northern terminus of Sunrise Boulevard and on the east side of Acacia Lane (private road).

**BACKGROUND**

The subject property is part of a large mixed use project and is zoned NRC, UVC and RM-8 subject to numerous conditions/stipulations as a result of four rezoning applications. Among all of the conditions each application was approved to a site specific plan. Attached is the one of the approved site plans that covers the entire development that hopefully will make this request easier to understand. This request is to remove twenty (20) of the condominium units located in an area at the front of the development and add twenty (20) units to an area at the rear of the development. Also proposed is the removal of the retail portion of this phase of the development and set it aside as green space. The proposed site plan is attached.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider the request and if approved it should be subject to the requirements at plan review and all other previously approved conditions/stipulations should remain in effect.

**ATTACHMENTS**

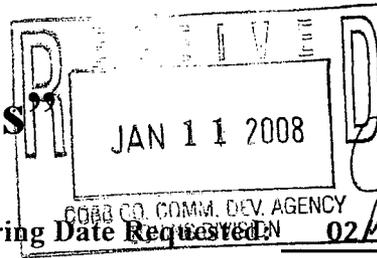
Approved Overall Site Plan  
Proposed Site Plan  
Other Business Application





# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)



BOC Hearing Date Requested 02/19/2008

**Applicant:** John Wieland Homes and Neighborhoods, Inc. Phone #: (770) 703-2100  
(applicant's name printed)

**Address:** 1950 Sullivan Road, Atlanta, GA 30337 **E-Mail:** \_\_\_\_\_

**Moore Ingram Johnson & Steele, LLP**  
**John H. Moore** Address: 192 Anderson Street, Marietta, GA 30060

(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mij.s.com; w7@mij.s.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2011  
Notary Public

**Commission District:** 4 **Zoning Case:** See Attached Listing

**Date of Zoning Decision:** See Attached Listing **Original Date of Hearing:** See Attached Listing

**Location:** Providence Subdivision located at the intersection of Veterans Memorial  
(street address, if applicable; nearest intersection, etc.) Highway and Queens Mill Road

**Land Lot(s):** 166, 179-181, 278-280, 289, 290 **District(s):** 18th

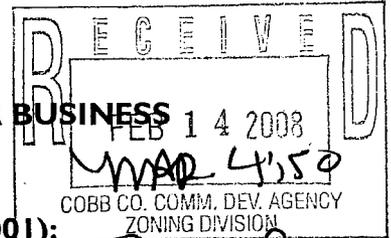
**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

See Exhibit "A" attached hereto and incorporated herein by reference

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(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS  
(SITE PLAN AND STIPULATION AMENDMENT)**



**Application Nos.:** Z-111 (2001);  
Z-65 (2003);  
Z-135 (2005)  
Z-31 (2007)

**Hearing Date:** February 19, 2008

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

**Applicant: John Wieland Homes and Neighborhoods, Inc.**

Applicant requests the amendment to the overall Master Plan of the Providence development to allow for different uses on designated tracts which will result in a change in the density of the overall development. The requested amendments are as follows:

- (1) Applicant submits with this Application the revised Master Plan for Providence Subdivision, prepared by Michael K. Medick, architect, dated January 8, 2008, which shall supersede and replace all prior approved Master Plans for the development.
- (2) The primary proposed amendments to the Master Plan are two-fold:
  - (A) Section A-9 of the proposed development shall be increased from sixty-five (65) units to eighty-five (85) single-family, attached units. The homes in this section shall be substantially similar in construction and architecture to the renderings attached hereto and incorporated herein by reference. The minimum square footage for these units shall increase from a minimum of 1,800 square feet to a minimum of 2,500 square feet.
  - (B) Areas CI-1 and CI-2 and Area B located along Veterans Memorial Highway shall be amended as follows:
    - i.) Areas CI-1 and CI-2 shall be reduced in density from a total of 168 condominiums to 148 condominiums;
    - ii.) Area B shall be converted to open space; and
    - iii.) The Master Plan for Areas CI-1 and CI-2 shall conform to the requirements of that certain amendment approved by the Board of Commissioners on December 21, 2004, with regard to preservation of existing Civil War features.

(3) Applicant will reduce the overall retail square footage from 36,000 square feet to 16,000 square feet.

(4) As originally zoned, there were approved a total of 735 residential units. The Master Plan shall be amended to reduce the total overall residential units to 696 units. The total residential units referenced is set forth in the Site Analysis for the project, which is attached hereto and incorporated herein by reference.

(5) Except as otherwise herein set forth, the balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments, of the Board of Commissioners Zoning Hearings in Application Nos. Z-111 (2001); Z-65 (2003); Z-135 (2005); and Z-31 (2007) as to the overall Providence Subdivision are unchanged by these requests.