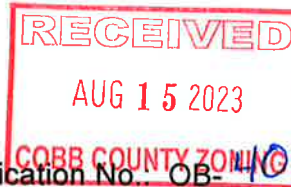


(Site Plan Amendment)  
**Application for "Other Business"**  
**Cobb County, Georgia**

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



OB Application No. OB-40 (2023)

BOC Hearing Date Requested: September 19, 2023

**Applicant:** Kerley Family Homes, LLC Phone #: (770) 792-5500  
(applicant's name printed)

**Address:** 3957 South Main Street, Acworth, GA 30101 E-Mail: mwhitton@kerleyfamilyhomes.com  
MOORE INGRAM JOHNSON & STEELE, LLP

**J. Kevin Moore** Address: Emerson Overlook, Suite 100, 326 Roswell Street  
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com  
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook] My commission expires: January 10, 2027  
Notary Public



**Titleholder(s) :** Estate of Edna Clara Thompson Morris and Deborah M. Osborne Phone #: \_\_\_\_\_  
(property owner's name printed)

**Address:** \_\_\_\_\_ E-Mail: \_\_\_\_\_

See Exhibit "A" Attached Collectively for Titleholders' Signatures  
(Property owner's signature)

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_

**Commission District:** 4 (Sheffield) **Zoning Case:** Z-43 (2019)

**Size of property in acres:** 10.0+/- **Date of Zoning Decision:** 12/17/2019  
**Original Date of Hearing:** 06/18/2019

**Location:** Southeasterly side of Cooper Lake Road; southerly of Vinings Lake Drive  
(street address, if applicable; nearest intersection, etc.) (32 and 34 Cooper Lake Road)

**Land Lot(s):** 181 **District(s):** 17th

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

See Exhibit "B" attached hereto and incorporated herein by reference.

\*Applicant specifically reserves the right to amend any information set forth in this Application for "Other Business," or any other portion of the Application, at any time during the "Other Business" process.

(List or attach additional information if needed)

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Amendment)**

OB Application No.: OB- 40 (2023)  
Zoning Application No.: Z-43 (2019)  
Original Hearing Date: June 18, 2019  
Date of Zoning Decision: December 17, 2019  
Current OB Hearing Date: September 19, 2023

**Applicant:** Kerley Family Homes, LLC  
**Titleholders:** Estate of Edna Clara Thompson Morris and Deborah M. Osborne



**Tax Parcel ID Numbers:** 17018100040; 17018100130

ESTATE OF EDNA CLARA THOMPSON MORRIS

BY: Julia Michelle Muccitelli  
Julia Michelle Muccitelli, Co-Executor

Date Executed: August 11, 2023

Address: 208 West Cherokee Avenue  
Cartersville, Georgia 30120

Telephone No.: (404) 797-9591  
E-mail: mmdct94@yahoo.com

Signed, sealed, and delivered in the presence of:

Angie Marie Wallace  
Notary Public  
Commission Expires: 08/28/25



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Amendment)**

OB Application No.: OB- 40 (2023)  
Zoning Application No.: Z-43 (2019)  
Original Hearing Date: June 18, 2019  
Date of Zoning Decision: December 17, 2019  
Current OB Hearing Date: September 19, 2023

Applicant: Kerley Family Homes, LLC  
Titleholders: Estate of Edna Clara Thompson Morris and  
Deborah M. Osborne

Tax Parcel ID Numbers: 17018100040; 17018100130



ESTATE OF EDNA CLARA THOMPSON MORRIS

BY: Sandra Kay Butler  
Sandra Kay Butler, Co-Executor

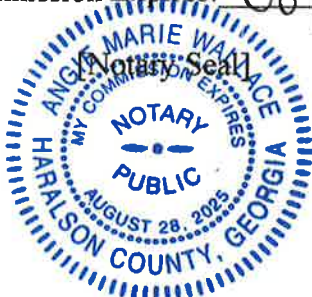
Date Executed: August 11, 2023

Address: 5048 Rosemeade Ct.  
Powder Springs, Ga. 30127

Telephone No.: (404) 323-1139  
E-mail: skmbutler@yahoo.com

Signed, sealed, and delivered in the presence of:

Amy Marie Walker  
Notary Public  
Commission Expires: 08/28/25



**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Amendment)**

**OB Application No.:** OB- 40 (2023)  
**Zoning Application No.:** Z-43 (2019)  
**Original Hearing Date:** June 18, 2019  
**Date of Zoning Decision:** December 17, 2019  
**Current OB Hearing Date:** September 19, 2023

**Applicant:** Kerley Family Homes, LLC  
**Titleholders:** Estate of Edna Clara Thompson Morris and Deborah M. Osborne

**Tax Parcel ID Numbers:** 17018100040; 17018100130



Deborah M. Osborne  
Deborah M. Osborne

**Date Executed:** August 11, 2023

**Address:** 4900 Regions Drive, N.W.  
Unit 207  
Acworth, Georgia 30101

**Telephone No.:** (678) 471-8929  
**E-mail:** [dosborbe@gmail.com](mailto:dosborbe@gmail.com)

Signed, sealed, and delivered in the presence of:

Angie Marie Wallace

Notary Public

Commission Expires

08/28/25



**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan Amendment)**

**OB Application No.:** OB- 40 (2023)  
**Zoning Application No.:** Z-43 (2019)  
**Original Hearing Date:** June 18, 2019  
**Date of Zoning Decision:** December 17, 2019  
**Current OB Hearing Date:** September 19, 2023



**Applicant:** Kerley Family Homes, LLC  
**Titleholders:** Estate of Edna Clara Thompson Morris and Deborah M. Osborne

**Tax Parcel ID Numbers:** 17018100040; 17018100130

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

Kerley Family Homes, LLC, the Applicant in this Application for "Other Business" (hereinafter "Applicant"), is the proposed developer of approximately 10.0 acres located on the southeasterly side of Cooper Lake Road, southerly of Vinings Lake Drive, being more particularly known as 32 and 34 Cooper Lake Road, in Land Lot 181, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). On December 17, 2019, the Cobb County Board of Commissioners approved the rezoning of the Property to the RA-5 zoning classification for development of an attached townhome community pursuant to the Site Plan received by the Cobb Zoning Division on November 27, 2019, a copy of which is referenced and contained within the Minutes; as well as, presented in this Application for "Other Business." The approved Site Plan allowed for the development of the proposed, attached residential community, as more particularly enumerated in the referenced Minutes.

Applicant, as part of due diligence and engineering, has determined that due to the shape and topography of the Property an alternative site layout would be better suited for the proposed development. The alternative layout would shift the bulk of development (residences and infrastructure) to the south, away from the Retreat at Old Vinings community. It places a concentrated area of open space along the northerly and southerly boundaries of the proposed community; as well as, eliminates the hammer-head street approved in the original site plan. Applicant presents for approval the Zoning Site Plan prepared for Applicant by Gaskins + LeCraw, Inc. dated August 8, 2023, a reduced copy of which is attached hereto as Exhibit "1," and is further submitted with the overall "Other Business" Application package.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the final, official Minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing related to the rezoning; as well as, any "Other Business" approvals for development or approved amendments by District Commissioner, which are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan Amendment.

The Site Plan Amendment proposed and presented herein in no way adversely impacts or affects the quality or integrity of the overall development initially approved by the Cobb County Board of Commissioners. If the amended Zoning Site Plan is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon development of the Subject Property.



REVISIONS table with columns for revision number, description, and date.

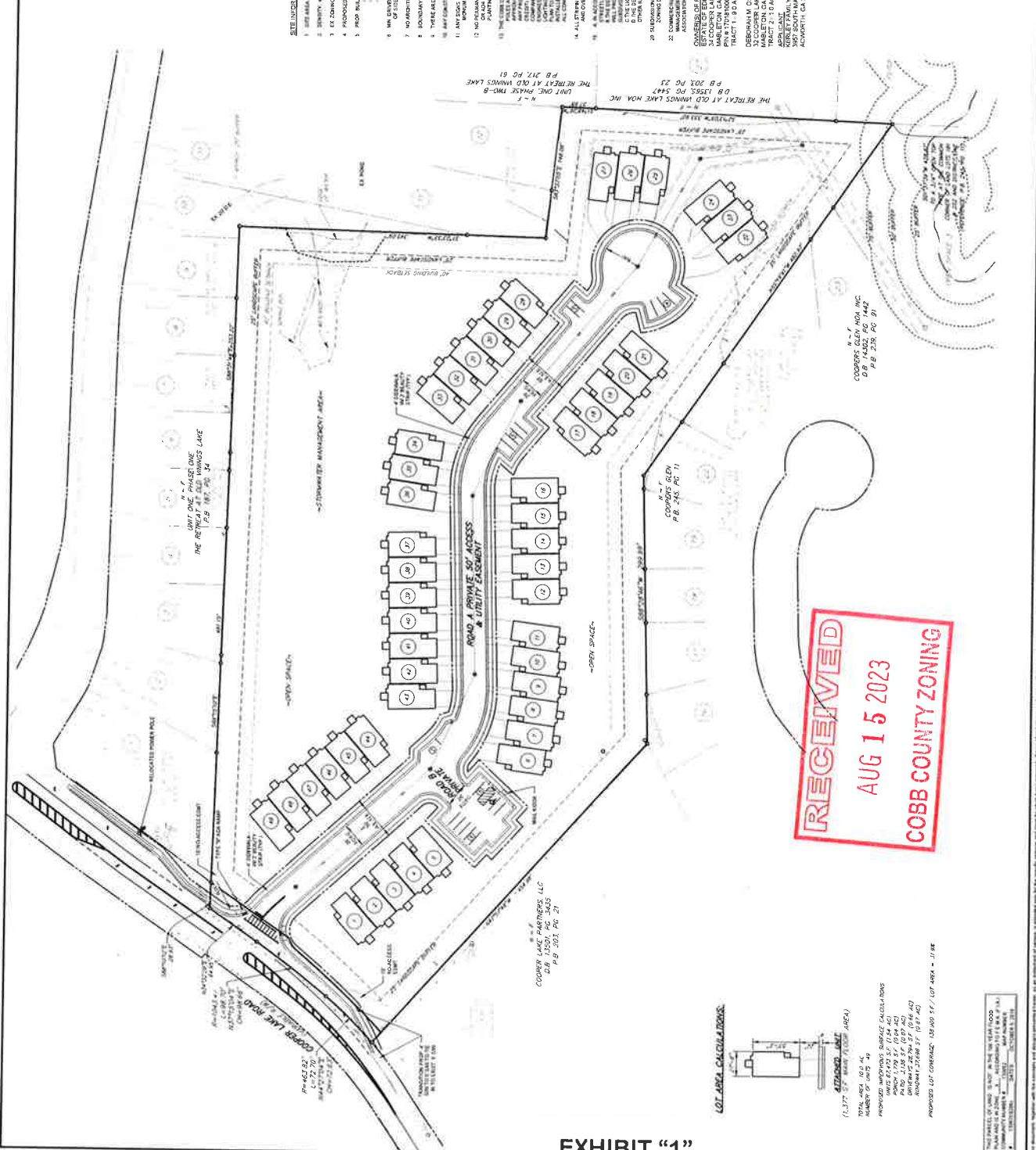
CLIENT: KERLEY FAMILY HOMES, LLC
PROJECT: COOPER LAKE ROAD
750 CHARSTAIN CORNER
MARIETTA, GA 30066
LOCATED IN LAND LOT 181
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DESIGN PROFESSIONAL: GORDON T. LEE, PROFESSIONAL ENGINEER
SCALE: NORTH ARROW
SURVEY INFO: DATE: 10/18/2021, FILED: 10/18/2021, DATE: 10/18/2021, DATE: 10/18/2021, DATE: 10/18/2021, DATE: 10/18/2021, DATE: 10/18/2021



- 1. SITE AREA: 10.4 ACRES
2. ZONING: R-11 (RESIDENTIAL SINGLE-FAMILY)
3. PROPOSED LOTS: 48
4. PROPOSED STREETS: WALKWAY, DRIVEWAY, DRIVEWAY
5. PROPOSED BUILDINGS: 48
6. PROPOSED UTILITIES: WATER, SEWER, GAS, ELECTRIC
7. PROPOSED DRIVEWAYS: 48
8. PROPOSED WALKWAYS: 48
9. PROPOSED DRIVEWAYS: 48
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42. PROPOSED DRIVEWAYS: 48
43. PROPOSED DRIVEWAYS: 48
44. PROPOSED DRIVEWAYS: 48
45. PROPOSED DRIVEWAYS: 48
46. PROPOSED DRIVEWAYS: 48
47. PROPOSED DRIVEWAYS: 48
48. PROPOSED DRIVEWAYS: 48

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT
24 HR PHONE EMERGENCY CONTACT:
MARIETTA
770-393-6600

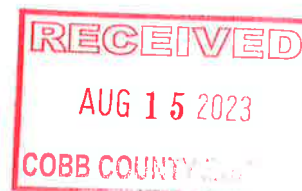


RECEIVED
AUG 15 2023
COBB COUNTY ZONING

LOT AREA CALCULATIONS table with columns for lot number, area, and total area. Includes a small diagram of a lot.

EXHIBIT "1"

**REVISED ZONING SITE PLAN  
PRESENTED FOR APPROVAL BY  
COBB COUNTY BOARD OF  
COMMISSIONERS PURSUANT TO  
APPLICATION FOR “OTHER BUSINESS”  
FOR HEARING ON SEPTEMBER 19, 2023**



NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/15/2023
2	REVISED	08/15/2023

**KERLEY FAMILY HOMES, LLC**  
 750 CHASTAIN CORNER  
 MANTEL LANE, SUITE 100  
 COOPER LAKE ROAD  
 COBB COUNTY, GEORGIA



**811**  
 Know what's below.  
 Call before you dig.  
 1-800-4-A-SHIELD

**SCALE & NORTH ARROW**

**CALL BEFORE YOU DIG**  
 1-800-4-A-SHIELD

**DATE:** 08/15/2023

**SCALE:** 1" = 20'

**PROJECT:** COOPER LAKE ROAD

**CLIENT:** KERLEY FAMILY HOMES, LLC

**DATE:** 08/15/2023

**SCALE:** 1" = 20'

**PROJECT:** COOPER LAKE ROAD

**CLIENT:** KERLEY FAMILY HOMES, LLC



- NOTICE:** THIS DEVELOPMENT IS SUBJECT TO THE COBB COUNTY ZONING ORDINANCE, CHAPTER 151, SECTION 151-01, WHICH PROVIDES THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY BOARD OF ZONING ADJUSTMENTS AND THE COBB COUNTY BOARD OF PERMITS AND INSPECTIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY BOARD OF ZONING ADJUSTMENTS AND THE COBB COUNTY BOARD OF PERMITS AND INSPECTIONS.
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  - THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COBB COUNTY BOARD OF ZONING ADJUSTMENTS AND THE COBB COUNTY BOARD OF PERMITS AND INSPECTIONS.

**DEVELOPER:** KERLEY FAMILY HOMES, LLC  
 750 CHASTAIN CORNER  
 MANTEL LANE, SUITE 100  
 COOPER LAKE ROAD  
 COBB COUNTY, GEORGIA

**DESIGNER:** GASKINS LECRAW  
 10000 WOODBRIDGE DRIVE  
 SUITE 100  
 ATLANTA, GA 30328  
 PHONE: 770.441.2200  
 FAX: 770.441.2202  
 WWW.GASKINSLECRAW.COM

**DATE:** 08/15/2023

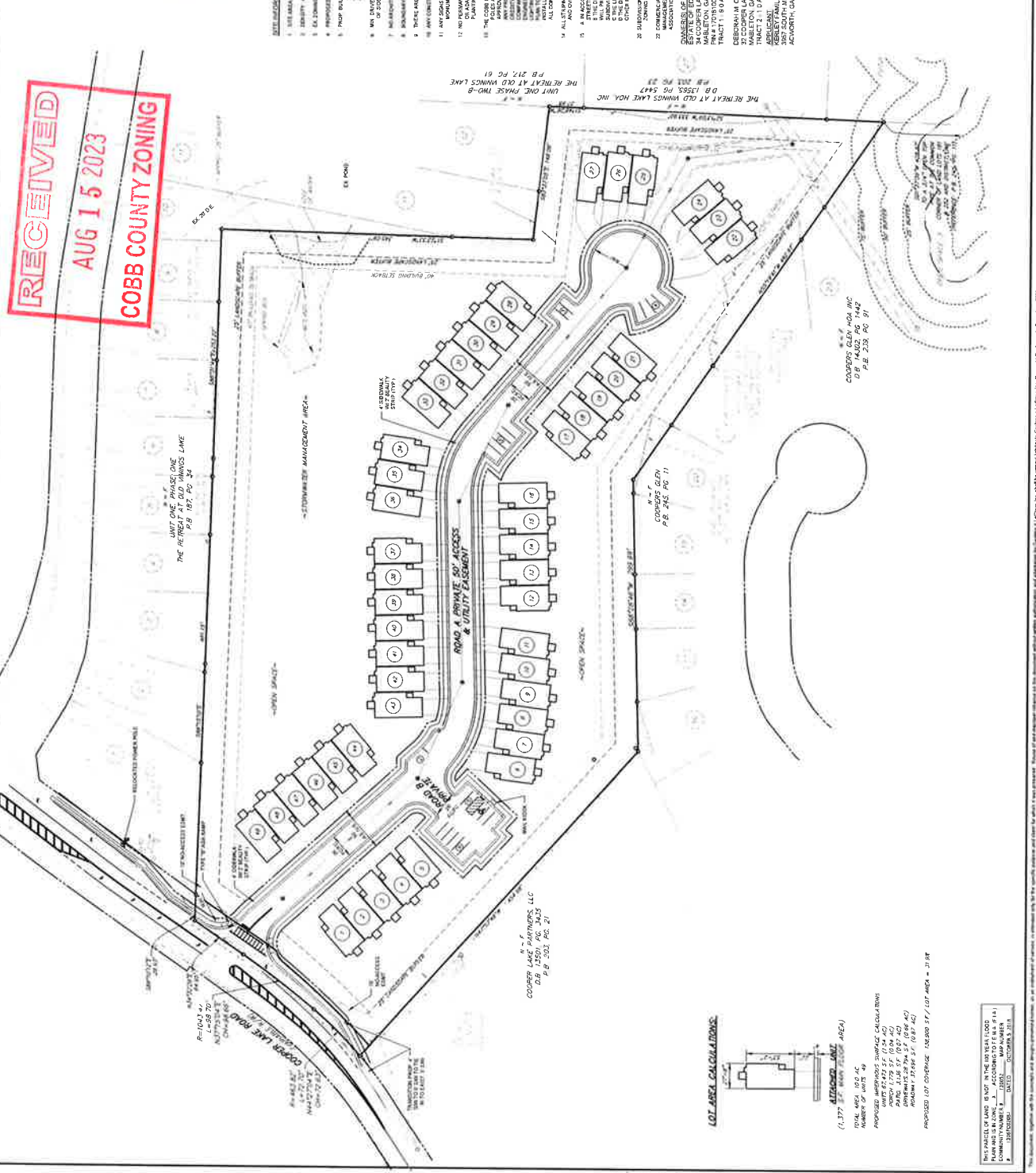
**SCALE:** 1" = 20'

**PROJECT:** COOPER LAKE ROAD

**CLIENT:** KERLEY FAMILY HOMES, LLC

**NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT**

**24 HR. PHONE & EMERGENCY CONTACT:**  
 HOLLY WHITTON  
 770-926-9500



**RECEIVED**  
 AUG 15 2023  
 COBB COUNTY ZONING

**LOT AREA CALCULATIONS:**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YDS.)
1	1,177	0.027
2	1,177	0.027
3	1,177	0.027
4	1,177	0.027
5	1,177	0.027
6	1,177	0.027
7	1,177	0.027
8	1,177	0.027
9	1,177	0.027
10	1,177	0.027
11	1,177	0.027
12	1,177	0.027
13	1,177	0.027
14	1,177	0.027
15	1,177	0.027
16	1,177	0.027
17	1,177	0.027
18	1,177	0.027
19	1,177	0.027
20	1,177	0.027
21	1,177	0.027
22	1,177	0.027
23	1,177	0.027
24	1,177	0.027

**ALLEGED LOT AREA CALCULATIONS:**

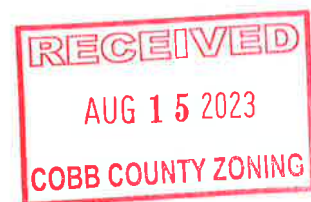
LOT AREA: 1,177 SQ. FT. (0.027 AC.)  
 TOTAL LOT AREA: 26,808 SQ. FT. (0.612 AC.)  
 TOTAL LOT AREA: 26,808 SQ. FT. (0.612 AC.)  
 TOTAL LOT AREA: 26,808 SQ. FT. (0.612 AC.)  
 TOTAL LOT AREA: 26,808 SQ. FT. (0.612 AC.)

**PROPOSED LOT COVERAGE:** 100,000 SF / LOT AREA = 31.8%

**PROPOSED LOT COVERAGE:** 100,000 SF / LOT AREA = 31.8%



**SITE PLAN APPROVED BY BOARD OF  
COMMISSIONERS PURSUANT TO  
APPLICATION FOR REZONING  
Z-43 (2019) – DECEMBER 17, 2019**





**ZONING INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED WITHIN  
 A ZONING DISTRICT AS SHOWN ACCORDING  
 TO THE MAP PANEL 1340000000  
 DATED OCT. 3, 2018

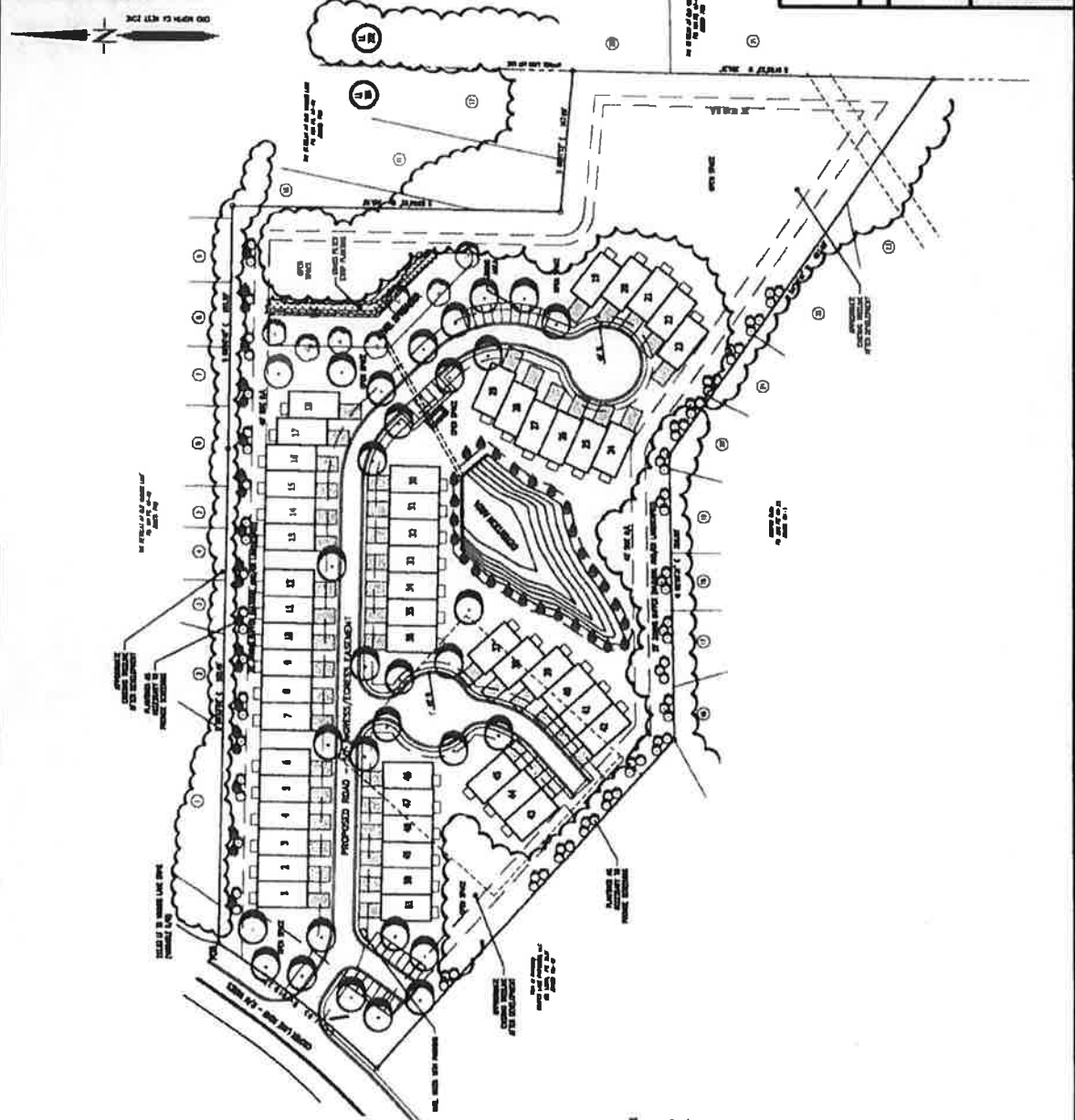
Petition No. 7-43  
 Meeting Date 12-17-2019  
 Continued

**COOPER LAKE RD**  
 A RESIDENTIAL COMMUNITY BY  
 STANBURY DEVELOPMENT COMPANY

LAND LOT 181, 1798 DISTRICT  
 COCKER COUNTY, MISSOURI

**centerline**  
 Surveying and Land Planning, Inc.  
 1000 PLYMOUTH BLVD., SUITE 200  
 SPRINGFIELD, MISSOURI 65804

DATE	2-12-19
BY	DP
PROJECT NO.	0710017
NO.	1
DATE	12-17-19
BY	DP
PROJECT NO.	0710017
NO.	2
DATE	12-17-19
BY	DP



**OWNER OF RECORD:**  
 ESTATE OF ERMA CLARA THOMPSON MORRIS  
 3400 W. WILSON ROAD  
 MARIETTA, GA 30067  
 TRACT 1 - 8.9 ACRES

**OWNER OF RECORD:**  
 DEBORAH M. OSBORNE  
 322 COOPER LAKE ROAD  
 MARIETTA, GA 30067  
 TRACT 2 - 1.0 ACRES

**APPLICANT:**  
 CENTERLINE, L.P., (L.P.)  
 15 EAST MAIN STREET  
 SUITE 2-A  
 SPRINGFIELD, CA 95818

**24 HR. CONTACT:**  
 MIKE EMERY  
 904-388-9729  
 MIKE.EMERY@COMPJAMES.COM

**GENERAL SITE NOTES:**  
 ZONING - R-70  
 TOTAL AREA - 8.9 ACRES  
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL  
 PROPOSED LOT AREA - 10,000 SQ. FT.  
 PROPOSED ATTACHED UNITS - 31  
 MAXIMUM IMPROVEMENT AREA ALLOWED 737 - 454'

**SETBACKS:**  
 FRONT - 30' (COURTYARD LANE ONLY)  
 REAR - 10'  
 SIDE - 10'

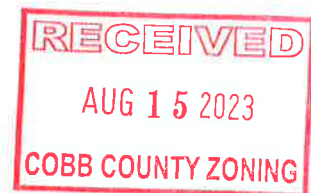
**PLANNED IMPROVEMENTS DATA:**

- 42' WIDE OF EACH LANE (INCLUDING 24" FT. DRAINAGE)
- ALL EXISTING ROADS, ADDITIONAL PAVING AND
- SURFICIAL BENCH MARKS OF ROAD - 2,25,500 SF
- TOTAL IMPROVEMENTS PLANNED WITH 31 UNITS -
- INCLUDING 24-HOUR ROAD ON 2,25,500 SF

**STIPULATED IMPROVEMENTS PLAN:**  
 OWNER SHALL BE COLLECTOR OF THE INSTALLATION OF  
 IMPROVEMENTS. IMPROVEMENTS SHALL BE INSTALLED IN  
 ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
 1. ALL EXISTING ROADS, ADDITIONAL PAVING AND  
 SURFICIAL BENCH MARKS OF ROAD - 2,25,500 SF  
 SHALL BE COMPLETED BY THE COLLECTOR WITHIN 180  
 DAYS OF THE DATE OF THE COMMENCEMENT OF THE  
 PROJECT. THE COLLECTOR SHALL BE RESPONSIBLE FOR  
 THE INSTALLATION OF THE IMPROVEMENTS. THE  
 IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE  
 WITH THE FOLLOWING SCHEDULE:  
 1. ALL EXISTING ROADS, ADDITIONAL PAVING AND  
 SURFICIAL BENCH MARKS OF ROAD - 2,25,500 SF  
 SHALL BE COMPLETED BY THE COLLECTOR WITHIN 180  
 DAYS OF THE DATE OF THE COMMENCEMENT OF THE  
 PROJECT.



**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO APPLICATION FOR  
REZONING NO. Z-43 (2019)  
- DECEMBER 17, 2019**



**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
DECEMBER 17, 2019**

**CONSENT AGENDA**

MOTION: Motion by Boyce, second by Cupid, to **approve** the following cases, *except for Z-66, O.B. 76, and O.B. 80, on the Consent Agenda, as revised:*

**Z-43**      **EMBRY DEVELOPMENT COMPANY LLC** (Estate of Edna Clara Thompson Morris and Deborah M. Osborne, owners) requesting rezoning from **RM-12 and R-20** to **RM-8** for the purpose of a townhome community in land lot 181 of the 17<sup>th</sup> district. Located on the southeast side of Cooper Lake Road, south of Vinings Lake Drive (32 and 34 Cooper Lake Road). *(Previously continued by Staff from the July 2, 2019, through the October 1, 2019, Planning Commission (PC) hearings until the November 5, 2019, PC hearing; held by the PC until the December 3, 2019, PC hearing).*

To **delete** Z-43 to the **RA-5** zoning district, subject to:

1. Site plan received by the Zoning Division on November 27, 2019 (attached and made a part of these minutes), with the following changes:
  - A. Small adjustments can be made during Plan Review, *if necessary*, to achieve the required 22' driveway length back from the sidewalk
  - B. The unnamed structure between lots 28 and 29 is an amenity; location is approximate and to be determined at Plan Review
2. Letter of agreeable conditions from Mr. Kevin Moore dated November 27, 2019 (attached and made a part of these minutes), *not otherwise in conflict*, with the following change:
  - A. Item No. 8 – add sub-item (j): “*Streets and Sidewalks*”
3. A community gathering area shall be provided which shall include a pavilion and/or firepit area with seating
4. District Commissioner to have final approval of building architecture
5. Staff comments and recommendations, *not otherwise in conflict*

CONSENT VOTE: **ADOPTED 5-0**



**LAND INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED WITHIN  
 A FEMA 100 YEAR FLOOD ZONE ACCORDING  
 TO THE FLOOD MAPS (10070000)  
 DATED OCT. 4, 2016

Min. Fk. 89 Feticion No. 2-43  
 Dec Typo site plan

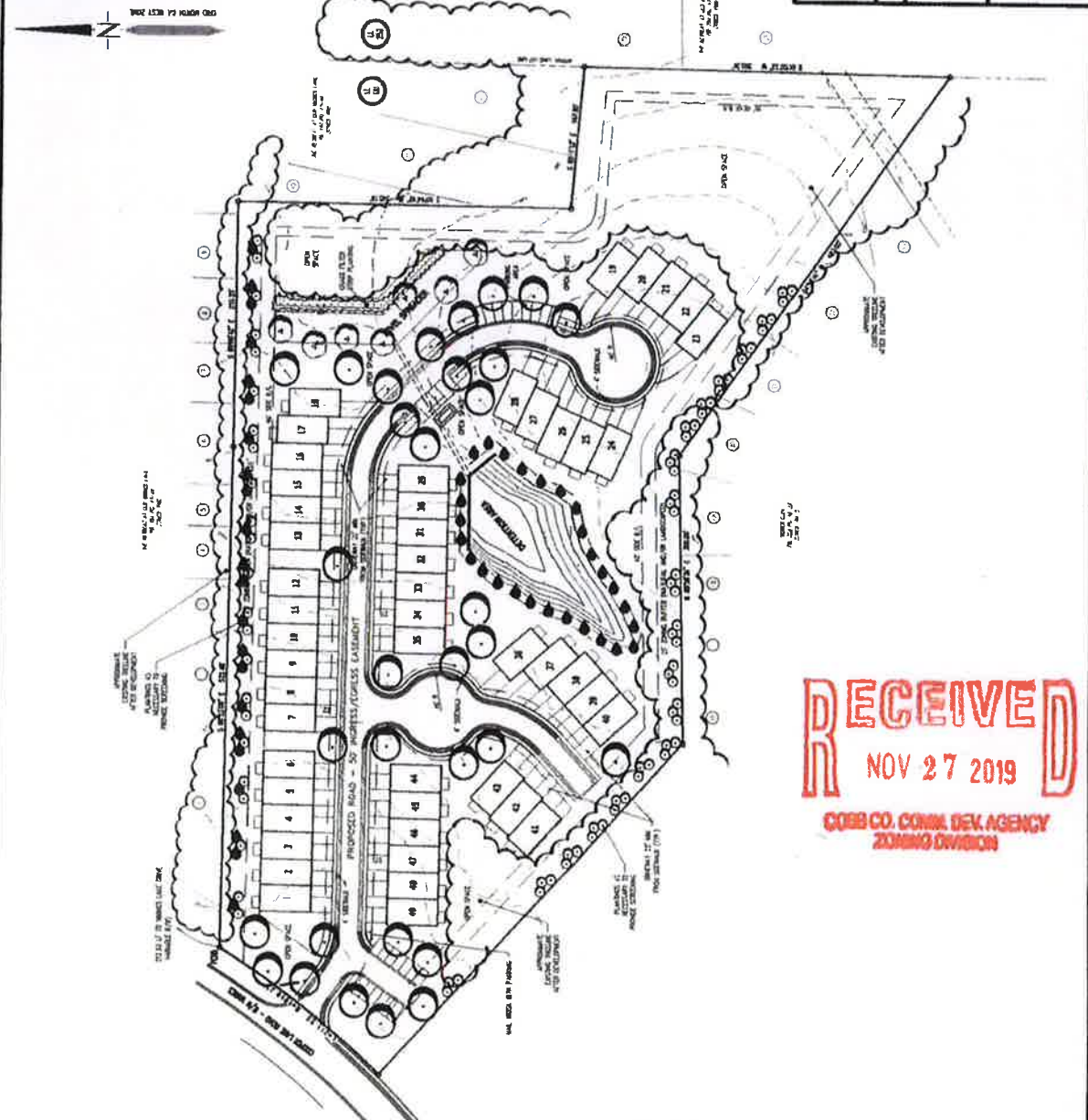
Meeting Date 12-17-2019

**EMERY DEVELOPMENT, INC.**  
**COOPER LAKE RD**  
 A RESIDENTIAL COMMUNITY BY  
 EMERY DEVELOPMENT COMPANY

LAND LOTS #1-17TH DISTRICT  
 COBB COUNTY, GEORGIA

**centerline**  
 Surveying and Land Planning, Inc.  
 1700 W. STATE ST. SUITE 100  
 ATLANTA, GA 30333 TEL: 404-525-1100

PROJECT NO.	DP	DATE	2-12-19
PROJECT NAME	COOPER LAKE RD	REVISION	REVISION
DATE	10/16/17	DATE	10/16/17
BY	J. HARRIS	APPROVED BY	J. HARRIS
DATE	11-19-19	APPROVED DATE	11-19-19
PROJECT NO.	DP	DATE	2-12-19



**OWNER OF RECORD:**  
 STATE OF GEORGIA, CLARA THOMPSON MORRIS  
 511 COOPER LAKE ROAD  
 MARLBTON, GA 30126  
 PIN # 1701819010  
 TRACT 1 - 8.5 ACRES  
**COUNCIL OF RECORD:**  
 DENYMAN M OSBORNE  
 15 EAST WASH STREET  
 MARLBTON, GA 30126  
 TRACT 2 - 1.0 ACRES  
**APPLICANT:**  
 EMERY GROUP, LTD. LLC  
 15 EAST WASH STREET  
 SUITE 2-A  
 BUFORD, GA 30518  
 24 HR. CONTACT  
 NINE EMERY  
 404-569-9755  
 HINE@EMERY-COMPANIES.COM

**GENERAL NOTES:**  
 TOTAL AREA - 8.5 ACRES  
 PROPOSED USE - SINGLE FAMILY RESIDENTIAL  
 PROPOSED ATTACHED UNITS - 49  
 PROPOSED DENSITY - 493 U/A  
 MAXIMUM IMPERVIOUS AREA ALLOWED 75% - 452  
**ADDITIONAL NOTES:**  
 FRONT - 50' COOPER LAKE RD  
 REAR - 35' LOCAL ROAD  
 SEC - 40

**STORMWATER MANAGEMENT PLAN:**  
 2,100 SF EACH UNIT INCLUDES 25 FT DRIVEWAY.  
 ALL DRIVEWAYS SHALL BE CONCRETE.  
 ALL COMMON ROADS, ADDITIONAL PARKING AND  
 SIDEWALKS BOTH SIDES OF ROAD - 225,500 SF  
 TOTAL IMPERVIOUS PLANNED WITH 49 UNITS -  
 158,400 SF / 1.17 ACRES OF 2.2 D.S.

**STORMWATER MANAGEMENT PLAN:**  
 FROM WATER WILL BE COLLECTED BY THE INSTALLATION OF  
 INTERLOCKING PERMEABLE PAVING IN THE COMMON DRIVEWAY  
 AREAS. THE PERMEABLE PAVING SHALL BE 18" DEEP WITH  
 POLYMER IN FIBER FACILITY DESIGNED WITH A PERMEABLE  
 DRAINAGE SYSTEM AND AN OUTLET STRUCTURE DESIGNED TO REDUCE  
 FLOODING. THE STORMWATER WILL BE RETURNED TO THE LOCAL  
 WATERWAY THROUGH THE STORMWATER PIPING. THE  
 LOCAL WATERWAY IS LOCATED TO THE SOUTH OF THE SITE.  
 DEPENDING ON THE RECEIVING FACILITY AS WELL AS THE DRAINAGE  
 OF THE SITE WITH DRAINAGE PIPES.

**RECEIVED**  
 NOV 27 2019  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



EXHIBIT "A"

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP  
WWW.MIJS.COM

**MARIETTA, GEORGIA**  
EMERSON OVERLOOK  
326 ROSWELL STREET  
SUITE 100  
MARIETTA, GEORGIA 30060  
TELEPHONE (770) 429-1499

**KNOXVILLE, TENNESSEE**  
408 N. CEDAR BLUFF ROAD  
SUITE 800  
KNOXVILLE, TENNESSEE 37923  
TELEPHONE (865) 992-9036

**JACKSONVILLE, FLORIDA**  
10201 CENTURION PARKWAY N.  
SUITE 401  
JACKSONVILLE, FLORIDA 32256  
TELEPHONE (904) 428-1465

**BRENTWOOD, TENNESSEE**  
3200 MARYLAND WAY  
SUITE 301  
BRENTWOOD, TENNESSEE 37027  
TELEPHONE (615) 425-7347

**LEXINGTON, KENTUCKY**  
771 CORPORATE DRIVE  
SUITE 430  
LEXINGTON, KENTUCKY 40503  
TELEPHONE (606) 309-0028

**ORLANDO, FLORIDA**  
7380 WEST SAND LAKE ROAD  
SUITE 500  
ORLANDO, FLORIDA 32819  
TELEPHONE (407) 387-8233

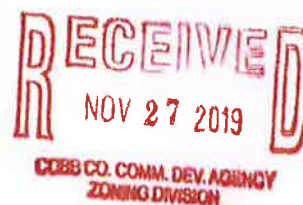
**MECHANICSBURG, PENNSYLVANIA**  
5000 RITTER ROAD  
SUITE 108  
MECHANICSBURG, PENNSYLVANIA 17055  
TELEPHONE (717) 780-2854

November 27, 2019

Hand Delivered

Min. Pt. 89, Petition No. Z-43  
Doc. type letter of agreeable  
conditions  
Missing Date 12-17-2019

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Suite 400  
1150 Powder Springs Road  
Marietta, Georgia 30064



RE: Application for Rezoning - Application No. Z-43 (2019)  
Applicant: Embry Development Company LLC  
Property Owners: Estate of Edna Clara Thompson Morris and  
Deborah M. Osborne  
Property: 9.9 acres, more or less, located on the  
southeasterly side of Cooper Lake Road,  
southerly of Vinings Lake Drive, being more  
particularly known as 32 and 34 Cooper Lake  
Road, Land Lot 181, 17<sup>th</sup> District, 2<sup>nd</sup> Section,  
Cobb County, Georgia

Dear John:

The undersigned and this firm represent Embry Development Company LLC, the Applicant (hereinafter referred to as "Applicant"), and the Estate of Edna Clara Thompson Morris and Deborah M. Osborne, the Property Owners (hereinafter collectively referred to as "Owners" or "Property Owners"), in their Application for Rezoning with regard to a total tract of 9.9 acres, more or less, located on the southeasterly side of Cooper Lake Road, southerly of Vinings Lake Drive, being more particularly known as 32 and 34 Cooper Lake Road, Land Lot 181, 17th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings and discussions with Planning and Zoning Staff and County representatives; ongoing meetings and communications with area residents and homeowner representatives; reviewing the Departmental Comments and Staff Recommendations; reviewing 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 letter of

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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November 27, 2019

Petition No. 7-43  
Meeting Date 12-17-2019  
Continued

revised 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 the previous letter of agreeable stipulations and conditions dated October 30, 2019, and filed October 31, 2019; as well as the supplemental letter of agreeable stipulations and conditions dated November 5, 2019. The proposed, revised stipulations are as follows:

- (1) Rezoning of the Subject Property shall be from the existing zoning classifications of RM-12 and R-20 to the proposed zoning classification of Fee Simple Townhome ("FST"), **site plan specific** to the revised Rezoning Conceptual Plan ("Site Plan") prepared for Applicant by Centerline Surveying and Land Planning, Inc., dated February 12, 2019, last revised November 26, 2019, and filed with the Zoning Office contemporaneously with the filing of this revised letter of agreeable stipulations and conditions. A reduced copy of the revised Site Plan is attached to this stipulation letter for ease of reference as Exhibit "A" and incorporated herein by reference.
- (2) The Subject Property consists of 9.9 acres, more or less, and shall be developed for a residential community, in the townhome style, containing a maximum of forty-nine (49) residences.
- (3) The proposed townhomes shall be Traditional in style and architecture and shall be substantially similar to the elevation attached as Exhibit "B" and incorporated herein by reference. Architectural features consistent with front elevations will also be added to the sides of the townhome buildings (e.g., windows, shutters, etc.).
- (4) The units shall have two-car garages. No garage areas within the proposed townhome community shall be converted into heated living space or storage space for the units. Garages must remain available for parking of vehicles. Such restriction shall also be included within the Declaration of Covenants, Easements, and Restrictions for the proposed community.
- (5) The proposed townhomes shall have a minimum of 2,000 square feet of heated and cooled living space.
- (6) All units within the proposed townhome community shall be "for sale" units. There shall be no more than a maximum of ten (10) percent of the units being

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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leased at any one time, which restriction shall be included in the Declaration of Covenants, Easements, and Restrictions.

- (7) Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which shall contain covenants, rules, and regulations applicable to the proposed townhome community.
- (8) Additionally, and in conjunction with the Declaration of Covenants, Easements, and Restrictions, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for, but not limited to, the following:
  - (a) The upkeep and maintenance of the exterior of the units, including roofs;
  - (b) Entrance area;
  - (c) Signage;
  - (d) All common areas;
  - (e) All open space areas;
  - (f) All exterior yard areas;
  - (g) General landscaped areas, including buffers;
  - (h) Mail kiosk;
  - (i) Fencing, and the like contained within the community.
- (9) Applicant agrees that the mandatory homeowners association to be created by the Declaration of Covenants, Easements, and Restrictions will have an insurance policy covering damage and/or protection of Summerlin Lake, and the requirement of the insurance policy will be included in the Bylaws and Declaration of Covenants for the Homeowners Association.
- (10) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents consistent with the architecture and style of the residences within the community. All signage shall comply with the Cobb County Sign Ordinance.
- (11) All driveways for residences within the proposed community shall be a minimum of twenty-two (22) feet in length to the back of the sidewalk.
- (12) The proposed community shall feature open space areas, as shown on the revised Site Plan, for the use and enjoyment of the residents.



**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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- (13) Applicant agrees to the installation of a twenty-five (25) foot landscape buffer on the perimeter portions of the Property, and more specifically adjacent to The Retreat at Old Vinings Lake Subdivision and Coopers Glen Subdivision, as more particularly shown and reflected on the revised Site Plan. Such landscape buffer shall be heavily and densely landscaped to provide for complete visual screening in accordance with Cobb County Development Standards and approval by the Cobb County Arborist. Landscaping shall be substantially similar to the landscaping attached hereto as Exhibit "C" and incorporated herein by reference.
- (14) Prior to the issuance of a Land Disturbance Permit, and during the Plan Review Process, the Landscape Plan for the referenced buffer areas will be provided to designated representatives or members of The Retreat at Old Vinings Lake Homeowners Association and Coopers Glen Homeowners Association for input and comment, with final determination to be approved by the Cobb County Arborist.
- (15) Review, input, and comment concerning the referenced Landscape Plan shall also include review of fencing to be located along the common boundary of the Subject Property and Coopers Glen Subdivision. Applicant agrees that any such fencing shall be black or green vinyl-clad, chain link fencing, a minimum of six (6) feet in height to provide a barrier, but one that visually blends with the planted landscape buffer.
- (16) Applicant agrees to provide irrigation for areas within the planted landscape buffer.
- (17) Applicant agrees there shall be no future development, expansion, or installation of additional impervious surface area beyond that shown on the revised Site Plan by Applicant, a future developer, or future property owners (including the homeowners association) unless an application is made to Cobb County for either "Other Business" or Rezoning which would require a public hearing before the Cobb County Board of Commissioners and notification to surrounding property owners. Any identified undisturbed open space shall not be converted to park space.
- (18) The proposed townhome community shall have private streets which shall be constructed to Cobb County Standards as to composition.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
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Continued

- (19) 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.
- (20) Minor modifications to the within stipulations or the referenced, revised Site Plan may be approved by the District Commissioner, as needed or necessary, except for those that:
  - (a) Increase the density of a 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;
  - (e) Change an access location to a different roadway;
  - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;
  - (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
  - (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (21) Detention and water quality facilities for the proposed community shall be as shown and reflected on the revised Site Plan, subject to approval by Cobb County Stormwater Management. The detention areas will comply in design and capacity requirements of Cobb County Stormwater Management. Maintenance of the detention areas shall be by the mandatory homeowners association.
- (22) Applicant agrees to all Cobb County Stormwater Management Comments and Recommendations; including, but not limited to, performing a pre-development

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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Continued

study of Summerlin Lake. A copy of the pre-development study will be provided to representatives of The Retreat at Old Vinings Lake Homeowners Association, along with a copy of the full hydrology study.

- (23) 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.
- (24) 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.
- (25) Applicant agrees to the following system improvements to mitigate traffic concerns:
  - (a) Donation of right-of-way along the east side of Cooper Lake Road, a minimum of forty (40) feet from the existing roadway centerline;
  - (b) Replacement of any disturbed or damaged sidewalk, curb, or gutter along the Cooper Lake Road frontage; and
  - (c) Construction of left-turn lane and a taper into the proposed development on Cooper Lake Road.
- (26) The full hydrology study of the Subject Property will be completed by a Professional Engineer, licensed by the State of Georgia, prior to the issuance of a Land Disturbance Permit.
- (27) The Retreat at Old Vinings Lake Homeowners Association (the "Association") will be provided with a copy of the hydrology study at least forty-five (45) days in advance of the application for a Land Disturbance Permit for the Subject Property.
- (28) The Association shall be permitted, but not required, to obtain a hydrology study of the Subject Property, and that the Applicant and the current owner(s) of the

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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November 27, 2019

\_\_\_\_\_ Petition No. \_\_\_\_\_  
Petition No. 7-43  
Meeting Date 12-17-2019  
Continued \_\_\_\_\_

- Subject Property shall provide access to the Association and its engineers, consultants, contractors, agents, and representatives to perform such study.
- (29) The pre-development study of Summerlin Lake shall include the dam.
  - (30) The insurance policy required to be purchased by the mandatory homeowners association that will be created for the Subject Property will include both property and liability coverage in amounts sufficient to at least replace the dam and all other infrastructure of Summerlin Lake, to correct any increases in sediment levels; including, without limitation, dredging, and to cover any injury to person or damage to property caused by failure of the dam or other adverse events.
  - (31) Applicant and the then current owners of the Subject Property, at their sole cost and expense, agree to dredge Summerlin Lake if the sediment level is adversely increased as a result of development and/or construction activities or the consequences thereof.
  - (32) Applicant and the then current owners of the Subject Property, at their sole cost and expense, agree to repair any damage caused to the dam or any other infrastructure of Summerlin Lake as a result of development and/or construction activities or the consequences thereof.

We believe the requested zoning, together with the revised Site 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 residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

[Balance of page 7 left intentionally blank]

**MOORE INGRAM JOHNSON & STEELE**

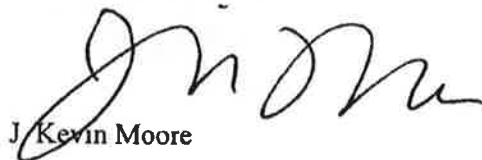
Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
Page 8 of 9  
November 27, 2019

Petition No. 2-43  
Meeting Date 12-17-2019  
Continued

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  
Keli A. Gambrell  
Robert J. Ott  
(With Copies of Attachments)

Cobb County Planning Commission:

Judy Williams, Chairman  
Fred Beloin  
Skip Gunther  
Galt Porter  
Andy Smith  
(With Copies of Attachments)

Terry L. Martin, MAI  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
(With Copies of Attachments)

Robin Meyer  
Mableton Improvement Coalition  
(With Copies of Attachments)

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson, AICP  
Zoning Division Manager  
Zoning Division  
Cobb County Community Development Agency  
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November 27, 2019

Petition No. 7-43  
Meeting Date 12-17-2019  
Continued

- c: Dan Rushing  
The Retreat at Old Vinings Lake  
(With Copies of Attachments)
  
- Coopers Glen Subdivision Residents  
(With Copies of Attachments)
  
- Embry Development Company LLC  
(With Copies of Attachments)



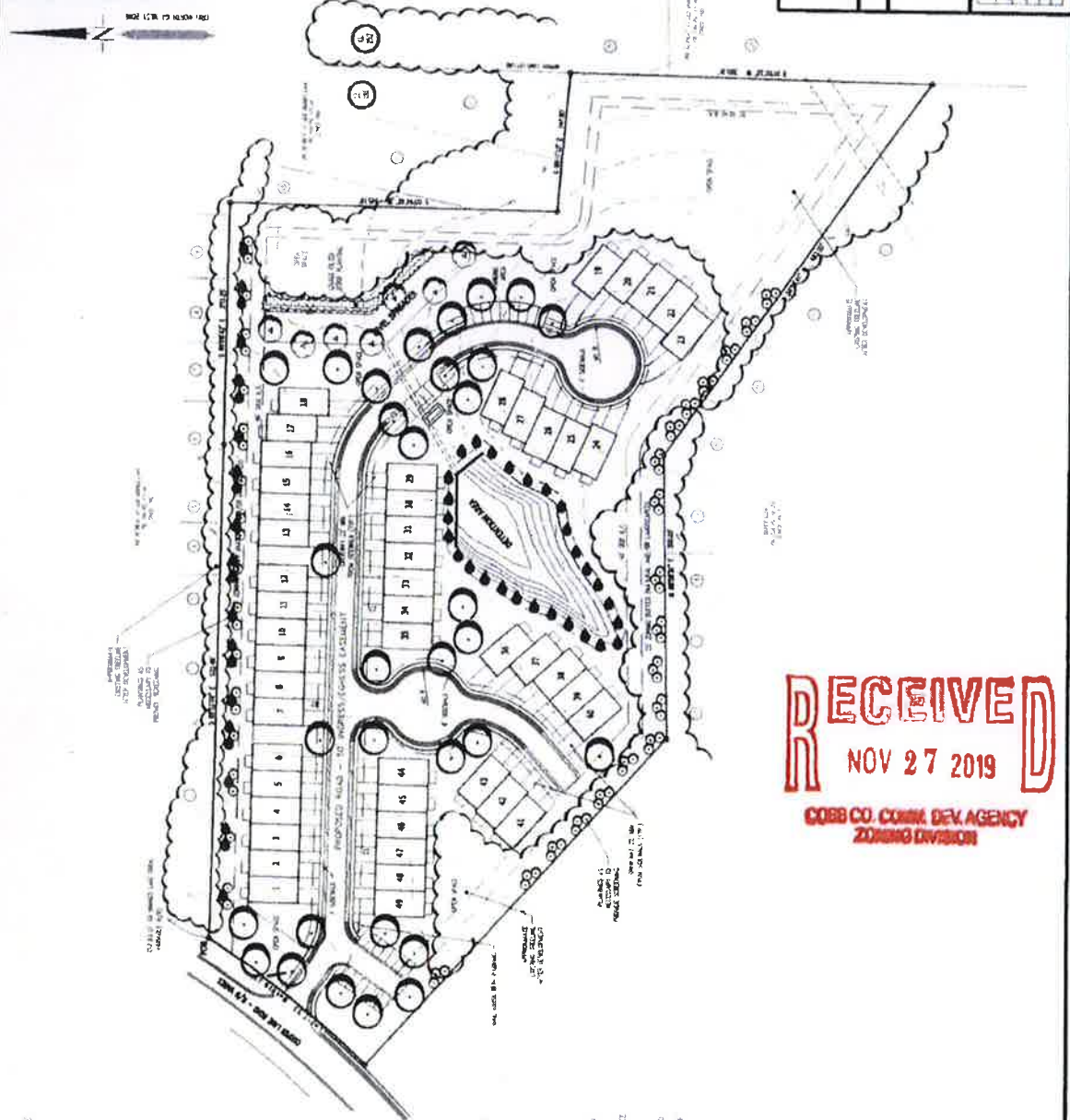
**PLANS INFORMATION**  
 THIS PLAN IS FOR THE  
 4.75 AC. COOPER LAKE RD. ACCORDING  
 TO THE MAP PANEL 1007200000  
 DATED 08/13/2019

Petition No. 2-43  
 Meeting Date 12-17-2019  
 Continued

**COOPER LAKE RD**  
 A RESIDENTIAL COMMUNITY BY  
 EMERY DEVELOPMENT COMPANY  
 LAND LOTS 181-197A DISTRICT  
 COBB COUNTY, GEORGIA

**centerline**  
 Surveying and Land Planning, Inc.  
 1000 Peachtree Dunwoody Rd., Suite 100  
 Atlanta, GA 30328

DATE	2-12-19
PROJECT NO.	1000017
DATE	12-17-19
PROJECT NO.	1000017
DATE	12-17-19
PROJECT NO.	1000017
DATE	12-17-19
PROJECT NO.	1000017



**RECEIVED**  
 NOV 27 2019  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**OWNER:** EMERY DEVELOPMENT COMPANY  
**ADDRESS:** 1000 PEACHTREE DUNWOODY RD., SUITE 100, ATLANTA, GA 30328  
**PROJECT:** COOPER LAKE RD. ACCORDING TO THE MAP PANEL 1007200000 DATED 08/13/2019  
**DATE:** 12-17-2019  
**PROJECT NO.:** 1000017

**GENERAL NOTES:**  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE PROPOSED ROAD SHALL BE 20 FEET WIDE AND SHALL BE PAVED WITH ASPHALT.  
 4. THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.  
 5. THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.  
 6. THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.

**EXHIBIT A**  
 COOPER LAKE RD. ACCORDING TO THE MAP PANEL 1007200000 DATED 08/13/2019  
 THIS PLAN IS FOR THE 4.75 AC. COOPER LAKE RD. ACCORDING TO THE MAP PANEL 1007200000 DATED 08/13/2019  
 THE PROPOSED ROAD SHALL BE 20 FEET WIDE AND SHALL BE PAVED WITH ASPHALT.  
 THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.  
 THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.  
 THE PROPOSED ROAD SHALL BE 10 FEET WIDE ON EITHER SIDE OF THE CENTERLINE.



**EXHIBIT "A"**

Petition No. 2-43  
Meeting Date 12-17-2019  
Continued



EXHIBIT "B"



Petition No. 2-43  
Meeting Date 12-17-2019  
Continued



EXHIBIT "C"

Particulate pollution  
carried in air

Particulate matter filter  
for air

Volatilization of water and  
gases from groundwater,  
soil, and rain

Petition No. 2-43  
Meeting Date 12-17-2019  
Continued



Degradation of organics  
occurring in plants and  
soil cover

Migration of  
groundwater plume  
controlled

Stabilization of  
inorganics in soil and  
water



FLOOD INFORMATION  
 THIS PROPERTY IS NOT LOCATED WITHIN  
 A FEMA 100 YEAR FLOOD ZONE ACCORDING  
 TO FEMA MAP PANEL 1386-2008G  
 DATED OCT. 3, 2018

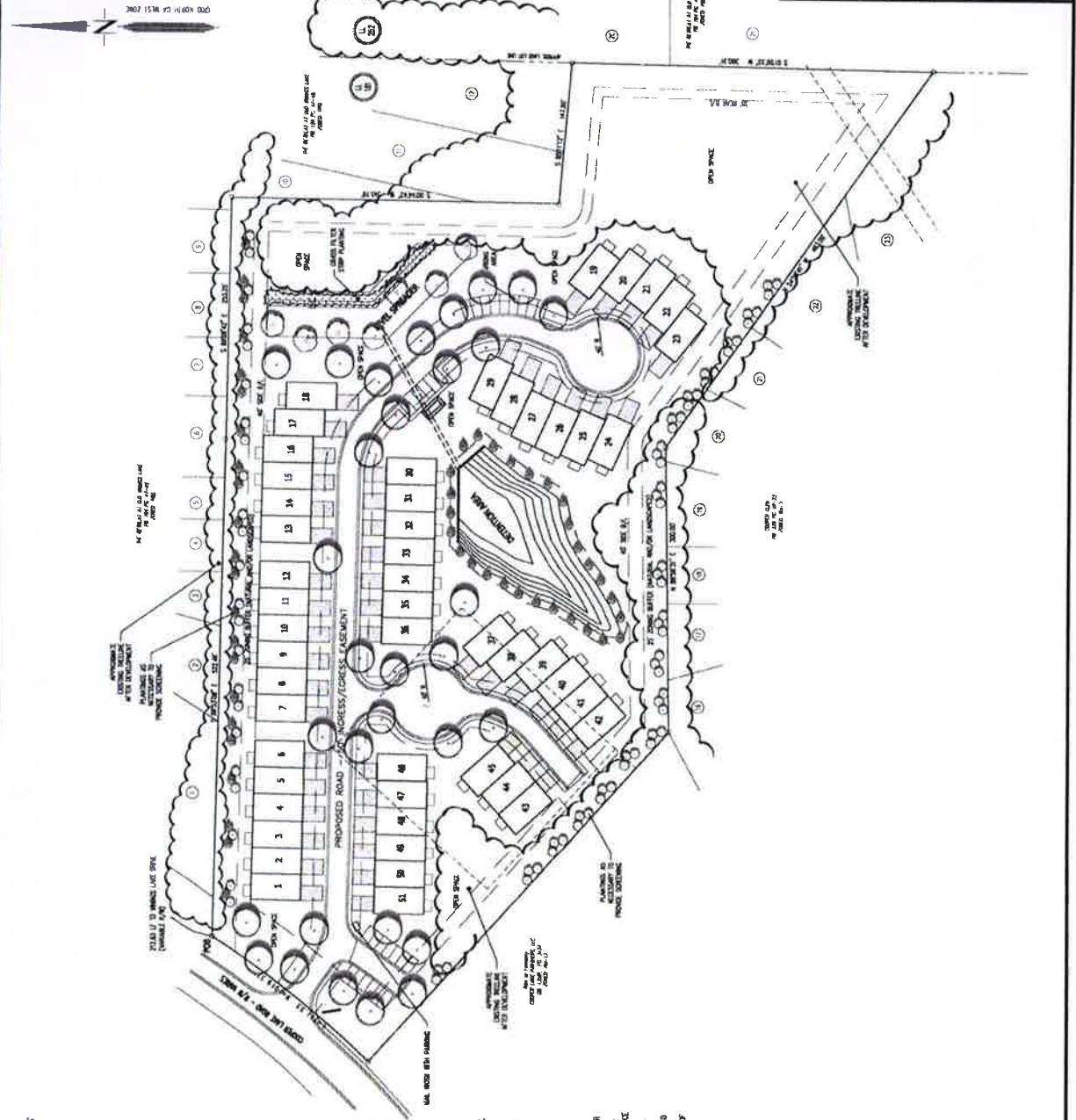
Petition No 2-43  
 Meeting Date 12-17-2019  
 Continued

**COOPER LAKE RD**  
 A RESIDENTIAL COMMUNITY BY  
 EMBRY DEVELOPMENT COMPANY

LAND LOTS 181, 17TH DISTRICT  
 COBB COUNTY, GEORGIA

**centerline**  
 Surveying and Land Planning, Inc.  
 1740 BERRY AVE, SUITE 100, KENNESAW, GA 30144  
 PHONE: (770) 424-4400 FAX: (770) 424-4401

Drawn By	DP	Date	2-12-19
Checked By	DP	Revision No.	RE-ZONING
Job No.	10780017	Sheet	1 of 1
Rev.	DATE	REVISION DESCRIPTION	BY
1	2-12-19	REVISED LAYOUT	DP
2	11-18-19	ADDED SIGNAGE/PROP. LINES	DP



**OWNER OF RECORD:**  
 ESTATE OF EDNA CLARA THOMPSON MORRIS  
 34 COOPER LAKE ROAD  
 WASHINGTON, GA 30126  
 TRACT 1 - 8.9 ACRES

**OWNER OF RECORD:**  
 OSBORNE  
 32 COOPER LAKE ROAD  
 WABLETON, GA 30126  
 TRACT 2 - 1.0 ACRES

**APPLICANT:**  
 EMBRY GROUP, LTD, LLC  
 15 EAST MAIN STREET  
 SUITE 2-A  
 BUFORD, GA 30616

**24 HR. CONSULTANT:**  
 MIKE EMBRY  
 404-569-9736  
 MIKE@EMBRYCOMPANIES.COM

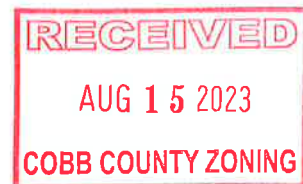
- GENERAL SITE NOTES:**
- CURRENT ZONING - R-30
  - TOTAL AREA - 5.9 ACRES
  - PROPOSED USE - SINGLE FAMILY RESIDENTIAL
  - PROPOSED DENSITY - 3.15 U/A
  - PROPOSED ATTACHED PARKING - 51
  - MAXIMUM IMPERVIOUS AREA ALLOWED FST - 45%
  - BUILDING SETBACK REQUIREMENTS:  
 FRONT - 30', COOPER LAKE RD  
 REAR - 35', LOCAL ROAD  
 SIDE - 40'
- PLANNED IMPROVEMENTS DATA:**
- ±2,100 SF EACH UNIT (INCLUDES 22 FT. DRIVEWAY, PATIO AND SKEWLY FOR EA. UNIT)
  - ALL COMMON ROADS, ADDITIONAL PARKING AND LANDSCAPING ARE INCLUDED IN THE 2,100 SF
  - TOTAL IMPROVEMENTS PLANNED WITH 51 UNITS - 142,600 SF / 127 ACRES OR 43.1 U/A

**STORMWATER MANAGEMENT PLANS:**

STORM WATER WILL BE COLLECTED BY THE INSTALLATION OF STORMWATER DETENTION POND. THE DETENTION POND WILL BE CONSTRUCTED AND OPERATED TO STORE STORM WATER UNTIL IT CAN BE RELEASED TO THE EXISTING STORMWATER SYSTEM. THE DETENTION POND WILL BE DESIGNED TO STORE STORM WATER UNTIL IT CAN BE RELEASED TO THE EXISTING STORMWATER SYSTEM. THE DETENTION POND WILL BE CONSTRUCTED AND OPERATED TO STORE STORM WATER UNTIL IT CAN BE RELEASED TO THE EXISTING STORMWATER SYSTEM.



**2022 PAID AD VALOREM  
PROPERTY TAX RECEIPTS FOR  
TAX PARCEL NOS.  
17018100040 AND 17018100130**





Printed: 8/3/2023

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 MORRIS EDNA CLARA THOMPSON ESTATE OF

**MORRIS EDNA CLARA THOMPSON**  
**ESTATE OF**

**Payment Date: 3/1/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17018100040	10/15/2022	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$151.81	\$292.08	\$0.00	\$0.00	\$6,285.41	\$0.00	



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

**RECEIVED**  
**AUG 15 2023**  
**COBB COUNTY ZONING**



Printed: 8/3/2023

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Payer:  
 DEBBIE OSBORNE

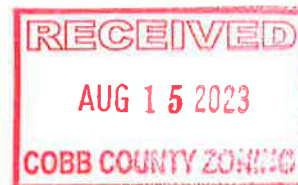
**OSBORNE DEBORAH M**

**Payment Date: 11/15/2022**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2022	17018100130	10/15/2022	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$11.24	\$102.77	\$0.00	\$0.00	\$2,169.31	\$0.00



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







2020 GASKINS + LECRAW, INC.  
 1000 W. BENTLEY AVENUE  
 SUITE 100  
 MARIETTA, GA 30066  
 PHONE: 770.941.4200  
 FAX: 770.941.4201  
 WWW.GASKINSLECRAW.COM

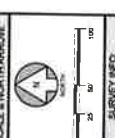
REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/2023	ISSUED FOR PERMIT

CLIENT  
 KERLEY FAMILY HOMES, LLC  
 750 CHASTAIN CORNER  
 MARIETTA, GA 30066  
 PROJECT  
 COOPER LAKE ROAD  
 17TH DISTRICT, 2ND AND 3RD  
 COBB COUNTY, GEORGIA



DESIGN PROFESSIONAL  
 CALL BEFORE YOU DIG  
 SERVICE: 1-800-4-A-DRIVE



SURVEY INFO

DATE	08/15/2023
BY	J. GASKINS
SCALE	AS SHOWN
PROJECT	COOPER LAKE ROAD
DATE	08/15/2023
BY	J. GASKINS

ZONING SITE PLAN



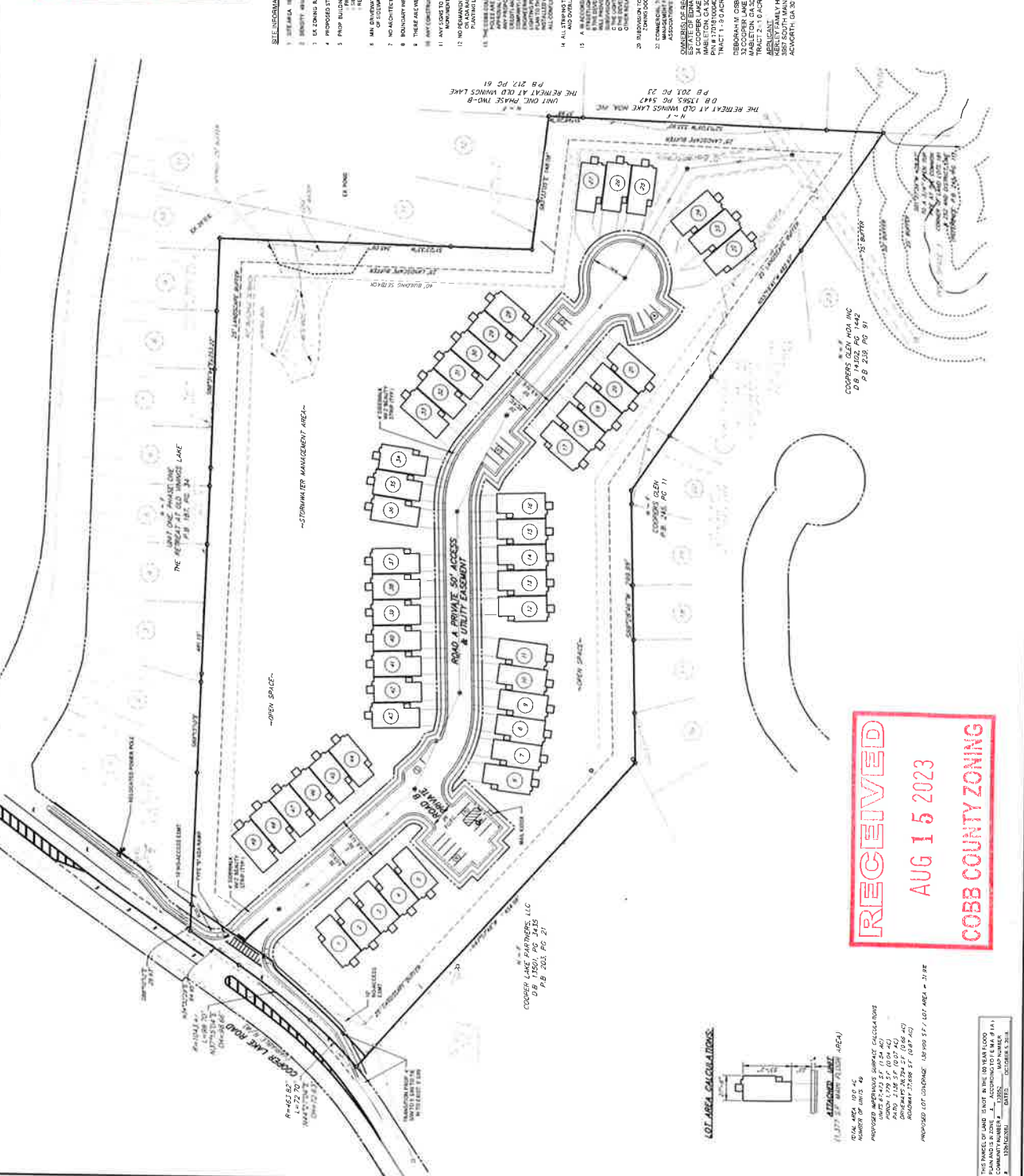
LOCATION MAP 1" = 2000

- SITE INFORMATION
1. SITE AREA: 11.377 ACRES (77,328 SQ. FT.)
  2. EXISTING ZONING: R-10 (RESIDENTIAL SINGLE-FAMILY)
  3. PROPOSED ZONING: R-10 (RESIDENTIAL SINGLE-FAMILY)
  4. PROPOSED LOTS: 10 LOTS
  5. PROPOSED BUILDINGS: 10 BUILDINGS
  6. ALL BUILDINGS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION'S REVIEW ON 08/15/2023.
  7. NO ARCHITECTURAL, GEOLOGICAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
  8. BOUNDARY INFORMATION IS FROM A SURVEY BY GASKINS + LECRAW DATED 08/15/2023.
  9. THERE ARE NO UTILITIES LOCATED ON THIS SITE AS REFERENCED ON PROPERTY SURVEY.
  10. ANY UTILITIES LOCATED ON THIS SITE SHALL BE PERMITTED THROUGH THE ZONING DIVISION.
  11. ANY LOT TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION'S REVIEW ON 08/15/2023.
  12. NO EXISTING OR PROPOSED UTILITIES ARE LOCATED ON THE SITE.
  13. ALL UTILITIES SHALL BE PERMITTED THROUGH THE ZONING DIVISION.
  14. ALL UTILITIES SHALL BE PERMITTED THROUGH THE ZONING DIVISION.
  15. ALL UTILITIES SHALL BE PERMITTED THROUGH THE ZONING DIVISION.
  16. ALL UTILITIES SHALL BE PERMITTED THROUGH THE ZONING DIVISION.

COBB COUNTY ZONING DIVISION'S REVIEW ON 08/15/2023.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

24HR. PHONE EMERGENCY CONTACT:  
 HOLLY WHITTON  
 770-928-6500



COOPER LAKE ROAD  
 17TH DISTRICT

17TH DISTRICT

17TH DISTRICT

17TH DISTRICT

17TH DISTRICT

17TH DISTRICT

17TH DISTRICT