

# Application for "Other Business" Cobb County, Georgia

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

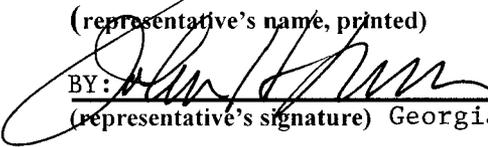
BOC Hearing Date Requested: 02/19/2008

**Applicant:** GS Development, LLC Phone #: (229) 387-6067  
(applicant's name printed)

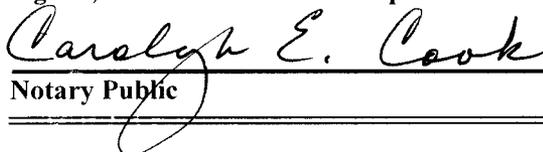
**Address:** Post Office Box 348, Tifton, GA 31793 E-Mail: \_\_\_\_\_

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

(representative's name, printed)

BY:  Phone #: (770) 429-1499 E-Mail: w7@mij.com  
(representative's signature) Georgia Bar No. 519800 E-Mail: jmoore@mij.com  
Telefax: (770) 429-8631

Signed, sealed and delivered in presence of:

 My commission expires: January 10, 2011  
Notary Public

**Commission District:** 3 **Zoning Case:** Z-85 (2006)

**Date of Zoning Decision:** 06/20/2006 **Original Date of Hearing:** 06/20/2006

**Location:** Southerly side of Town Park Lane; Easterly of George Busbee Parkway  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 362, 363 **District(s):** 16th

**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 No.: Z-85 (2006)  
Original Hearing Date: June 20, 2006  
Current Hearing Date: February 19, 2008**

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

**Applicant: GS Development, LLC**

Applicant requests the amendment of the previously approved site plan and certain zoning stipulations which were enumerated in the letter of agreeable stipulations and conditions dated May 31, 2006, and incorporated as part of the final approval by the Board of Commissioners on June 20, 2006. The requested amendments are as follows:

- (1) Stipulation no. (1), UVC Community (Hotel Component), of the May 31, 2006, letter of agreeable stipulations and conditions, and as approved by the Board of Commissioners, allows one hundred fifty-six (156) units for the hotel facility. Applicant proposes to increase the maximum units allowed to one hundred ninety-two (192). The conference area shall have a maximum of 7,094 square feet, and the on-site restaurant will have a maximum of 7,500 square feet.
- (2) In conjunction with the increase in allowable units, the required number of parking spaces for the UVC Community shall be increased to three hundred fifteen (315) spaces. There will be a maximum of one hundred fifty on-site parking spaces (which includes eight (8) handicapped spaces) for the hotel component. The restaurant component shall have one hundred (100) spaces. The balance of the required parking spaces will be obtained by a cross-easement parking agreement for a parking area located across TownPark Lane, as more particularly shown and reflected on the revised Overall Site Plan submitted with this Application for Other Business Agenda Item.

- (3) Applicant submits herewith a revised Overall Site Plan dated March 28, 2007, last revised December 21, 2007, prepared by Highland Engineering, Inc. which denotes the area hotel facility and off-site parking area.
- (4) Excepting as otherwise set forth herein, the balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on June 20, 2006, are unaltered by this request for site plan and stipulation amendment.



**HIGHLAND ENGINEERING, INC.**  
 1452 INDIAN PARKWAY, SUITE 200  
 ATLANTA, GEORGIA 30345  
 PHONE: 404-525-1234  
 FAX: 404-525-1235

**ARCONAUT ASSOCIATES LTD.**  
 2000 BROADWAY, SUITE 1000  
 NEW YORK, NY 10018  
 PHONE: 212-693-1000  
 FAX: 212-693-1001

Project No.	02/97/01
Client	THE VILLAGE AT TOWNPARK
Site	LAND LOTS 362 AND 363 - 16TH DISTRICT COBB COUNTY, GEORGIA
Scale	1" = 30'
Date	12/15/97

**OVERALL SITE PLAN**  
 THE VILLAGE AT TOWNPARK  
 LAND LOTS 362 AND 363 - 16TH DISTRICT  
 COBB COUNTY, GEORGIA

Drawing No. **20**  
 05074

**PARKING DATA**

1. All parking spaces shall be 9' x 18' minimum.

2. All parking spaces shall be paved with asphalt.

3. All parking spaces shall be marked with white paint.

4. All parking spaces shall be illuminated by street lighting.

5. All parking spaces shall be accessible to the handicapped.

6. All parking spaces shall be located within 100 feet of the building.

7. All parking spaces shall be located within 50 feet of the entrance.

8. All parking spaces shall be located within 25 feet of the exit.

9. All parking spaces shall be located within 10 feet of the curb.

10. All parking spaces shall be located within 5 feet of the sidewalk.

**SITE DATA**

1. The site is located in the 16th District of Cobb County, Georgia.

2. The site is bounded by Townpark Lane to the north, George Busbee Parkway to the east, and Chastain Road to the south.

3. The site is 100 feet wide and 1000 feet long.

4. The site is zoned R-10.

5. The site is currently vacant.

6. The site is to be developed for residential use.

7. The site is to be developed with 1000 units.

8. The site is to be developed with 1000 parking spaces.

9. The site is to be developed with 1000 sq. ft. of retail space.

10. The site is to be developed with 1000 sq. ft. of office space.

**OFFSITE AUXILIARY PARKING LOT**  
 TO BE PROVIDED BY THE ADJACENT PROPERTY OWNER.

**RIGHT-OF-WAY DEDICATION & ACQUISITION**

1. The right-of-way for Townpark Lane shall be dedicated to the public.

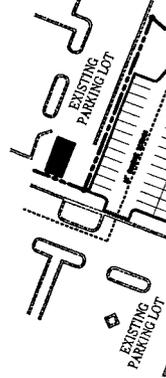
2. The right-of-way for George Busbee Parkway shall be dedicated to the public.

3. The right-of-way for Chastain Road shall be dedicated to the public.

4. The right-of-way for the site shall be dedicated to the public.

5. The right-of-way for the site shall be acquired by the public.

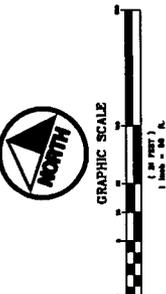
**PARCEL D**  
 2.90 ACRES  
 TO BE DEVELOPED FOR RESIDENTIAL USE.



**PARCEL C**  
 3.48 ACRES  
 TO BE DEVELOPED FOR RESIDENTIAL USE.

**PARCEL B**  
 1.66 ACRES  
 TO BE DEVELOPED FOR RESIDENTIAL USE.

**PARCEL A**  
 5.53 ACRES  
 TO BE DEVELOPED FOR RESIDENTIAL USE.



**GEORGE BUSBEE PARKWAY**  
 (SPEED LIMIT 35 MPH)

**CHASTAIN ROAD (R/W VARIES)**  
 (SPEED LIMIT 45 MPH)



IF YOU ARE OVERLOOKED, PLEASE CALL US AT 404-525-1234 OR 212-693-1000. WE WILL BE HAPPY TO ASSIST YOU.