

**MARCH 18, 2008 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

ITEM #4

PURPOSE

To consider amending the stipulations regarding Z-42 (THE PACIFIC GROUP, INC.) of April 20, 2004, Z-59 (THE PACIFIC GROUP, INC.) of April 19, 2005, Z-109 (THE PACIFIC GROUP, INC.) of July 19, 2005, Z-193 (THE PACIFIC GROUP, INC.) of November 15, 2005 for property located in Land Lots 692, 749, 750 and 763 of the 17th District at the southwest intersection of Atlanta Road and I-285, and on the south, east and west side of Oakdale Road, west of the CSX Railroad tracks, on the north and south sides of Pine Street and Hill Street, and on the north, south, east and west sides of Ruth Circle,

BACKGROUND

The subject property is zoned PVC and is being developed as West Village a large mixed use development. Attached to the other business application is a narrative and attachments explaining the request for amending the stipulations.

FUNDING

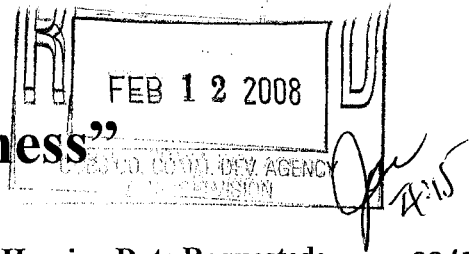
N/A

RECOMMENDATION

The Board of Commissioners first determine if the request is minor. If it is determined to be minor, consider the request and if approved all other previously approved conditions/stipulations should remain in effect and further subject to the requirements at plan review.

ATTACHMENTS

Other Business Application



Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 03/18/2008

Applicant: The Pacific Group, Inc. Phone #: (770) 984-8170
(applicant's name printed)

Address: Suite 130, 5755 Dupree Drive, Atlanta, GA 30327 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@mijs.com; w7@mijs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

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

Commission District: 2 Zoning Case: Z-42 (2004); Z-59 (2005); Z-109 (2005); Z-193 (2005)

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

Location: Southwest intersection of Atlanta Road and I-285; south side of Oakdale Road, west of CSX Railroad tracts, being more particularly known as
(street address, if applicable; nearest intersection, etc.) "West Village"

Land Lot(s): 692, 748, 749, 750, 763, 764 District(s): 17th

State specifically the need or reason(s) for Other Business: _____

See Exhibit "A" for narrative of requested stipulation amendments

(List or attach additional information if needed)

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

Application Nos.: Z-42 (2004);

Z-59 (2005);

Z-109 (2005)

Z-193 (2005)

Hearing Date: March 18, 2008

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: The Pacific Group, Inc.

Narrative in Support of Request for Stipulation Amendments

The development known as "West Village," currently under phased construction and located at the intersections of I-285 and Atlanta Road and Atlanta Road and Oakdale Road, is a true mixed-use village community. This type community is new to Cobb County and requires different considerations than the traditional single-family, detached subdivisions. Items such as street lighting, decorative signage, brick pavers, wider sidewalks, pedestrian crossings, and the like are all designed to blend the aesthetics of the differing components of the Village, being residential, retail, and office, all within a total village concept.

Cobb County has approved variances from its subdivision regulations for specific projects along Oakdale Road. For example, in the Walton Communities/Easlan Capital development along Oakdale Road, Johnston River Line signage was required in lieu of the standard Department of Transportation signage. Once again, recognizing differing projects, so long as they meet basic safety requirements, should be relieved from requirements which prevent or preclude the overall quality necessary for projects of these types. The requirements for true village-type projects should provide safety, but at the same time, allow for a different movement of people and vehicles which are unique to this type development.

Applicant requests the amendment to certain stipulations for the West Village Development, as follows:

(1) Street Lighting:

Applicant seeks an amendment to vary the height of the pole required by Cobb County from twenty-five (25) feet to thirteen (13) feet. The requested lighting has a higher foot candle than that required in the Cobb County Code. (See attached July 17, 2007 letter from Georgia Power Company)

(2) Street Signage:

The Cobb County Department of Transportation has requested the existing decorative street signs be removed as they are not in compliance with the Cobb County Department of Transportation's requirements as to (a) size; and (b) do not contain reflective materials. The existing, decorative signs were approved by the Cobb County Department of Transportation during the plan review process. Additionally, Applicant has placed reflective faces on the signs and has enlarged the pedestrian crossing signage. We ask that the existing decorative signage be approved.

(3) Street Pavers:

Applicant installed brick pavers and landscaping within the right-of-way of Oakdale Road. These were approved during the plan review process. Applicant, and subsequently the homeowners association, will have the responsibility for maintaining both the pavers and the landscaping. Applicant seeks approval of the installed pavers and landscaping within the right-of-way. (See attached e-mails from Vinings Crossing Subdivision and Paces Green Subdivision expressing appreciation for lighting, signage, and traffic calming devices along Oakdale Road)

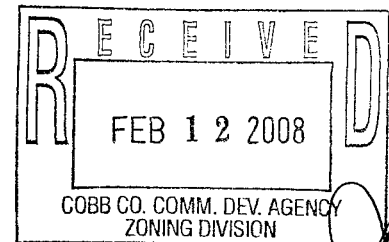
(4) Drainage (Stormwater Drains):

The Cobb County Department of Transportation has requested that Applicant construct two additional catch basins on Oakdale Road. The approved, permitted construction plans do not request or reflect the two additional catch basins. Applicant requests that it be relieved from being required to install the requested catch basins.

July 17, 2007



Mr. Craig Morris
Pacific Group
5755 Dupree Drive
Suite 130
Atlanta, GA 30327



Mr. Morris,

I am writing in response to your inquiry about the lights that Georgia power Company installed for you along Oakdale Road at the West Village development. You had asked if these lights met the light level requirements of Cobb County. I located the Cob County Lighting Requirement Code for public right-of-way, Section 106-68 and have compared these requirements to the photometric print for the roadway. I used the requirements for a collector road in a residential area, which has a minimum average foot-candle requirement of .4

The lights as they are installed and based on the Photometric Project # 0701925, dated 7/5/07 have a minimum foot-candle of .5 which is higher than the requirement.

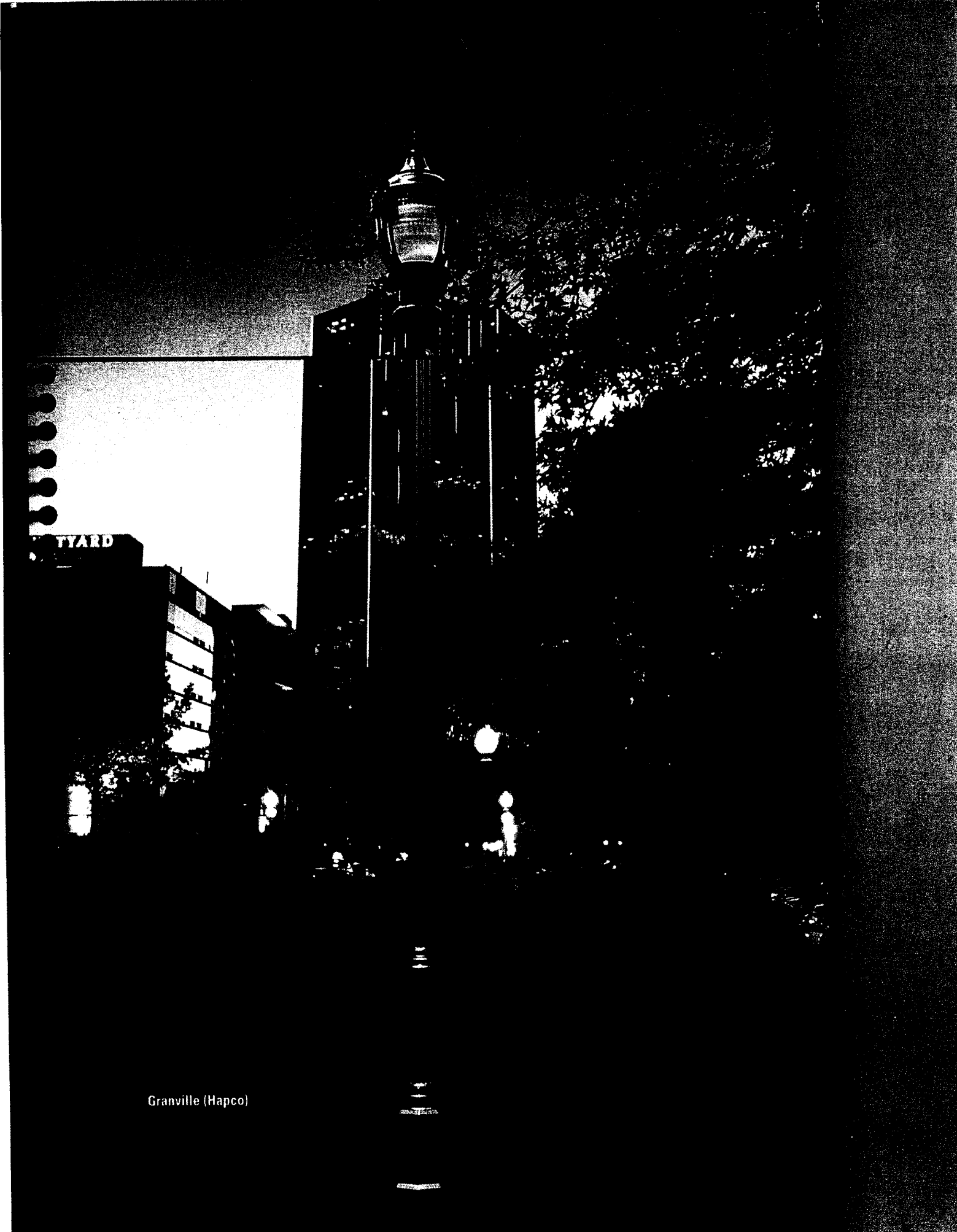
I hope this is the information that you needed.

Please call if I may be of further assistance.

Sincerely,

Mike Mauldin

Mike Mauldin
Georgia Power Company
Lighting Services
O - 770-216-1314



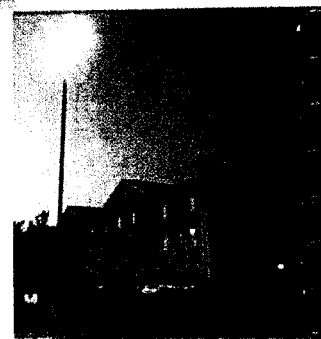
Granville (Hapco)

O U T D O O R
 G E O R G I A P O W E R
 L I G H T I N G

Generation ACN (Cooper)
 150w HPS, 250w HPS, 175w MH, Type III light pattern
 (Height = 43 1/4" Width = 18 3/4")

D E S I G N A L I G H T

Travelers and guests
 from hotels and motels
 find our lighting both
 safe and appealing.



R E C E I V E D
 FEB 12 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

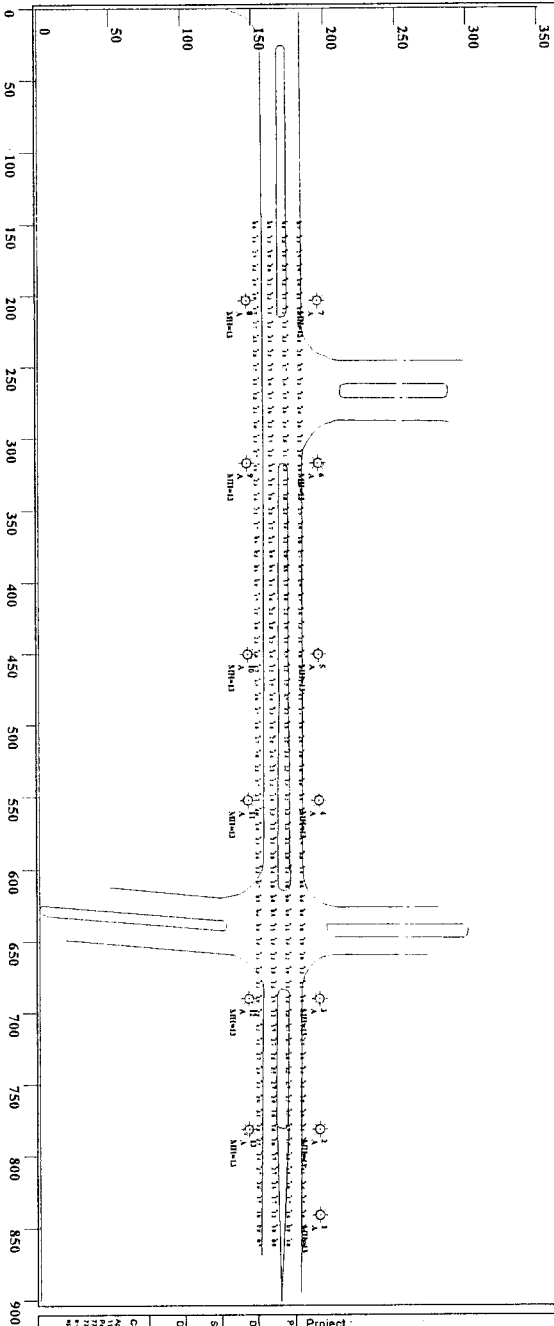
John
 2-15

Granville (Hapco)
 aluminum, direct burial,
 12' mounting height

Label	Qty	Arrangement	Mount	Height	Description
1	1	SPRINKLE	10' 0"	10'	SPRINKLER

Label	Qty	Arrangement	Mount	Height	Description
1	1	SPRINKLE	10' 0"	10'	SPRINKLER

Seq/Label	X	Y	Z	Mount	Height
1	801	195	13	250	0
2	815	195	13	250	0
3	800	195	13	250	0
4	825	195	13	250	0
5	805	195	13	250	0
6	810	195	13	250	0
7	815	195	13	250	0
8	820	195	13	250	0
9	825	195	13	250	0
10	830	195	13	250	0
11	835	195	13	250	0
12	840	195	13	250	0
13	845	195	13	250	0



COOPER
Cooper Lighting

Project: WEST VILLAGE TRAFFIC CALMING
COBB COUNTY, GEORGIA

Client: GEORGIA POWER COMPANY
MIKE MAULDIN

Project #: 0701925
Date: 7/5/2007

Scale: 1" = 40'

Drawn: JR

Cooper Lighting, Inc.
1075 Westwood Parkway
Atlanta, GA 30338
770.424.4511
www.cooperlighting.com

RECEIVED
FEB 12 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[Handwritten Signature]

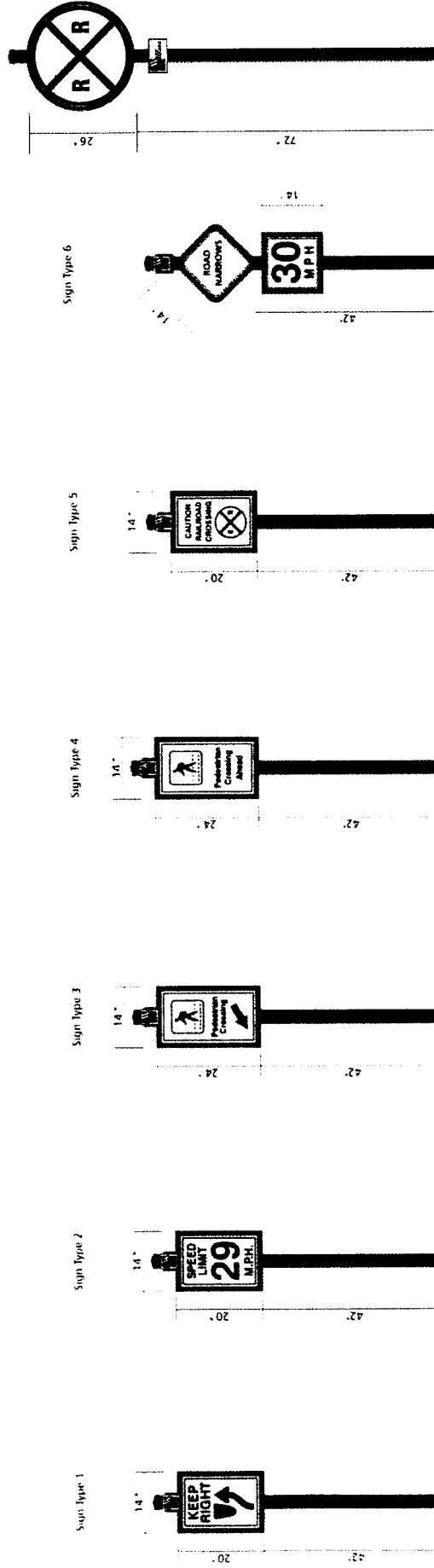
Colors & Finishes

Colors shown here may not exactly match manufacturer's color. Start search for actual sample.

Black Black

Traffic Calming Signs

DOT Aluminum sign
3/16" backing
3" aluminum post



Qty	Site	Qty	Site	Qty	Site	Qty	Site	Qty	Site	Qty	Site
11	1	1	3	2	4	2	5	1	6	1	7

Customer Approval:

Concept
 Preliminary
 Survey/Marked
 Production

Copyright 2006, Denyse Signs, Inc.
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DENYSE SIGNS
 4521 Industrial Access Rd Douglasville, GA 30134
 770 942 0688 770 489 0914 fax www.denyse signs.com

Scale: 1/8" = 1'
 Date: 11/19/2006
 Designer: Vanar Tappan
 Pathfile: Preliminary/Traffic Calming Decorative

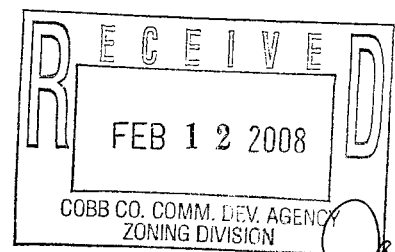
Mgmt Company: West Village
 Property: West Village
 Bid Number: 37714
 Project Mgr: David Kaplan

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Craig Morris

From: Rhonda Rogers [rhonda.rogers@charter.net]
Sent: Saturday, March 24, 2007 2:08 PM
To: Craig Morris
Cc: Tara Carignan (E-mail)
Subject: Oakdale Rd.

Craig,
I live in Vinings Crossing and am president of the Homeowner's Association this year. Tara forwarded me an email from you regarding the traffic calming, signage and lighting on Oakdale. I think they are all great. I was the 3rd person to move into the neighborhood 10 years ago and my house backs up to Oakdale. People have always flown down the road and I was very happy to see the traffic calming go in. I think the signs are clear and easy to see, especially if folks are going the speed limit like they should! I like the lighting as well - one of the lights is across from my backyard and makes me feel safer knowing I have a little bit of extra illumination. I would like to see them extended on the other side of our entrance since we lost the large street light at the entrance. Tara said this is supposed to be in the works. I have a name at Georgia Power to follow up with.
Thanks also for all of the landscaping - things are looking wonderful.
We do need to talk about pressure washing the homes along Oakdale once the pollen is gone - Woody has mentioned several times that you guys will be able to take care of this.
Feel free to contact me if you need anything in Tara's absence. My cell is 404-556-5468.
Thanks,
Rhonda



[Handwritten signature]
4:15

#16

Craig Morris

From: Tara Carignan [geniesoul@charter.net]
Sent: Saturday, March 24, 2007 5:04 AM
To: Craig Morris
Subject: Oakdale Road

Hi Craig-

I just wanted to send you a note telling you how much we like what you and Pacific Group have done along Oakdale Road.

The traffic calming, signage, and lighting are a perfect fit for the area. It raises the standard a notch, or two! It is nice to have the new "community" signs rather than those done by the DOT. Yours really add a community feel. As do the lights. They are beautiful and add so much more light than before. Our community feels safer because of the lights. We look forward to their completion further along Oakdale.

The traffic calming is also helpful. The design fits in nicely with your other upgrades. I think the medians are a good way to slow down those speeders! The pavers at the crosswalks also help.

Hope the rest of your project is going well. Just wanted you to know that we over here in Vinings Crossing are happy!

Tara L. Carignan
Vinings Crossing Board of Directors
404.556.1985

