

**FEBRUARY 17, 2009 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

ITEM #2

PURPOSE

To consider a site plan approval for Augusta Apartments, L.P. regarding Application # 140 (Post Properties, Inc.) of May 20, 1986, for property located at the northeast intersection of Powers Ferry Road and Little Road in Land Lots 790 and 795 of the 17th District.

BACKGROUND

The subject property is zoned RM-12 and is developed as a 166 unit apartment community. The Board of Commissioners decision is attached. This request is to allow conversion of a maintenance facility and a separate laundry facility into two additional apartment units for a total of 168 units on 13.872 acres which is a density of 12.19 units per acre. The maintenance facility and laundry facility are located within existing apartment buildings so the conversion to units will not appear any different from the exterior than the existing use. The maintenance and laundry facilities will be relocated to another location within an existing car wash facility and 4-bay garage building. The car wash is being eliminated and the required parking is being met without the four covered spaces. A site plan is attached indicating the proposed alterations. Also attached is the other business application that includes a summary of the request and photographs of the various facilities

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the site plan for approval.

ATTACHMENTS

Board of Commissioners Decision
Proposed Site Plan
Other Business Application
Photographs

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 140

Hearing Date 5-20-86

Applicant Post Properties, Inc. Business Phone 952-9100 Home Phone _____
(business name)
L. Barry Teague Address 1600 Parkwood Circle, Suite 300, Atlanta, GA.
(representative's name, printed)
[Signature] Business Phone 952-9100 Home Phone _____
(representative's signature)

Titleholder Salem Investment, Inc. Business Phone 955-6900 Home Phone _____
Signature Thomas G. Ross Address Post Office Box 76576, Atlanta, Georgia
(attach additional signatures, if needed)

Zoning Request From RM- 8 To RM-12 (Multi-Family Apartments)
(present zoning) (proposed zoning)

For the Purpose of Apartments Size of Tract 13.90 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location North of Powers Ferry Road - West of Little Road
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 790 and 795 (Cobb County, Georgia) District 17th

Recommendation of Planning Commission 5-20-86 Planning Commission recommended application
be rejected. Motion by Brown, seconded by Adams; carried 5-0.

[Signature] Chairman

Board of Commissioners' Decision 5-20-86 Board of Commissioners approved application subject
to applicant to participate in any improvements to the intersection of Tuxedo and Little
Road, and participate if a traffic signal is required by Cobb DOT. Motion by Paschal,
seconded by Thompson; carried 3-1, Burton opposed.

[Signature] Chairman

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2/17/09

Applicant: Augusta Apartments, L.P. Phone #: (949) 553-4800
(applicant's name printed)

Address: 705 Powers Ferry Road, Marietta, GA 30067 E-Mail: tramm@provincegroup.com

Garvis L. Sams, Jr. 376 Powder Springs Street, Suite 100
Sams, Larkin & Huff, LLP Address: Marietta, GA 30064

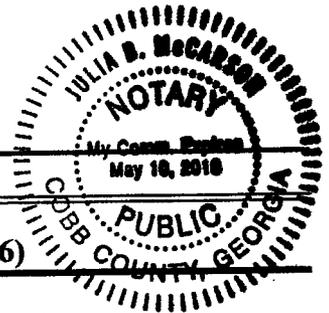
(representative's name, printed)

By: [Signature] Phone #: 770/422-7016 E-Mail: gsams@samslarkinhuff.com
Garvis L. Sams, Jr., Attorney for Applicant

Signed, sealed and delivered in presence of:

Julia B. McCarson
Notary Public

My commission expires: _____



Commission District: 2 Zoning Case: No. 140 (1986)

Date of Zoning Decision: 5/20/86 Original Date of Hearing: 5/20/86

Location: Northwest intersection of Powers Ferry Road and Little Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 790 & 795 District(s): 17th

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

Please see attached Exhibit "A".

(List or attach additional information if needed)

OTHER BUSINESS AGENDA ITEM

**Regarding: Barrington Lane Apartments
705 Powers Ferry Road
Marietta, GA 30067**

Summary

Applicant desires to convert the use of space currently used as a maintenance shop and laundry/storage facility at the property into two apartments. This build-out of existing space does not increase the size of the buildings or change the lot coverage. In fact, there would be no discernable difference in the buildings from the outside following the conversion. The required parking ratios would still be met and exceeded.

Specifically

1. We would like to convert the existing maintenance shop (located within Building 700 in approximately 1,300 square feet of space) and existing laundry/storage facility (located within Building 200 in approximately 1,300 square feet of space) into individual apartment units.
2. We plan to convert two existing garages into the new maintenance area and relocate the laundry facility to the car wash area (no longer needed given draught restrictions) or into two existing garages.

Please see the attached site plan for the existing and proposed locations. No new square footage will be added to the property to effectuate these conversions, but rather the use of existing spaces within the buildings will be changed.

The original developer chose to have a maintenance facility and laundry facility within the existing buildings instead of apartment units at these particular locations. We plan to convert the existing first floor maintenance and laundry space into apartments that will be identical to the apartment units that stack above them. Again, no new square footage will be added and the building envelope and the footprint will not change.

Pertinent Points

1. There will be no new square footage added. Existing space will simply be converted, so the existing building sizes and envelopes are not increasing and the existing lot coverage is not increasing.
2. The current zoning is RM-12.
3. The current number of apartment units is 166.
4. The current number of parking spaces is 313 (including regular, handicap and garage spaces).
5. At the proposed 168 apartments and 309 parking spaces (current total of 313 spaces less up to four garages to be converted to the maintenance shop and laundry) yields a parking ratio of 1.84 spaces per unit, which still exceeds the required parking ratio of 1.75 spaces per unit.

**Barrington Lane Apartments
705 Powers Ferry Road
Marietta, GA 30067**



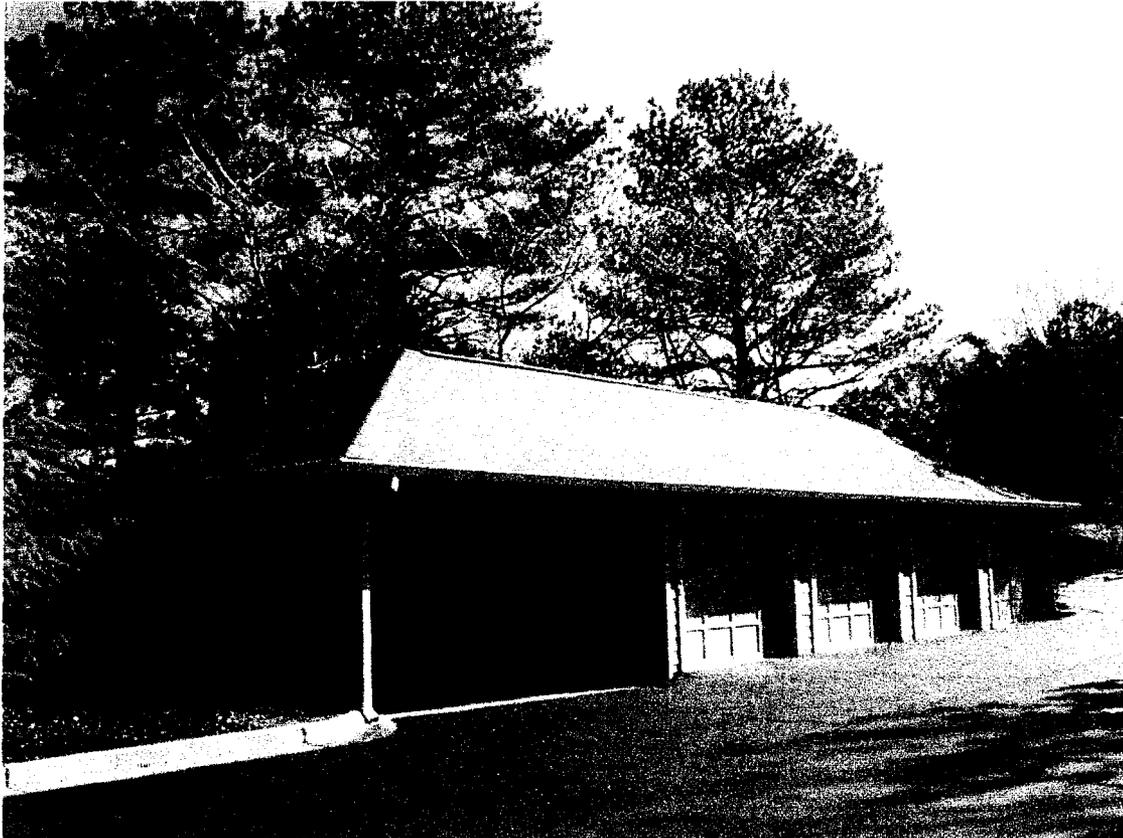
Exterior View of the Maintenance Office (Ground Floor of Building 700). Note that this will look exactly the same after the conversion from the maintenance shop to an apartment unit.

**Barrington Lane Apartments
705 Powers Ferry Road
Marietta, GA 30067**



Exterior View of the Laundry Room (Ground Floor of Building 200). Note that this will look exactly the same after the conversion from the laundry facility to an apartment unit.

**Barrington Lane Apartments
705 Powers Ferry Road
Marietta, GA 30067**



Existing car wash or two garages to be converted into laundry facility.