

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: September 21, 2010

Applicant: Metro Development Group II, LLC Phone #: (770) 641-1671
(applicant's name printed)

Address: 595 W. Crossville Road, Roswell, GA 30075 E-Mail: _____

Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address: Marietta, GA 30060

(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

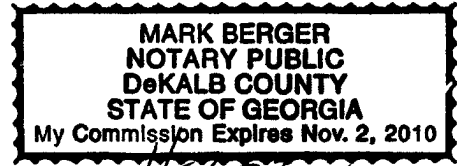
Signed, sealed and delivered in presence of:

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

Titleholder(s): Barnes Mill Retail, LLC Phone #: (770) 641-1671
(property owner's name printed)

Address: 595 W. Crossville Road, Roswell, GA 30075 E-Mail: _____

BY: [Signature: Daniel Marks]
(Property owner's signature) Daniel Marks
Development Manager



Signed, sealed and delivered in presence of:

[Signature] My commission expires: _____
Notary Public

Commission District: 4 (Thompson) **Zoning Case:** Z-39 (2004)

Date of Zoning Decision: 08/17/2004 **Original Date of Hearing:** 03/16/2004

Location: Northerly side of East-West Connector; Easterly side of Hicks Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 25 **District(s):** 17th

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

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

(List or attach additional information if needed)

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

Application No.: Z-39 (2004)
Original Hearing Date: March 16, 2004
Date of Zoning Decision: August 17, 2004
Current Hearing Date: September 21, 2010

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Metro Development Group II, LLC
Property Owner: Barnes Mill Retail, LLC

The property which is the subject of the Application for "Other Business" was the commercial portion of a mixed-use development rezoned to the Planned Village Community ("PVC") zoning category approved by the Cobb County Board of Commissioners on August 17, 2004. As part of the rezoning approval, the Board of Commissioners certain stipulations and conditions were imposed by the Board; as well as stipulations and conditions which were agreed to by the Applicants seeking rezoning (Traton Corp. and W & H Properties, LLC).

The Applicant for the within "Other Business" Application, Metro Development Group II, LLC (hereinafter "Applicant"), seeks amendments only to the commercial section of the previously approved development, as follows:

- (1) Applicant requests an amendment of the Master Plan for the commercial/retail development which was previously approved by District Commissioner George "Woody" Thompson on November 17, 2009 (a reduced copy of said previously approved "Master Plan" is attached hereto as Exhibit "1"). Applicant submits a revised Master Plan with this Application; and, in conjunction with the approval of the revised Master Plan seeks approval of revised uses for the remaining commercial tracts shown thereon for a daycare facility, retail shops, and a medical care facility.
- (2) Applicant seeks the approval of the rendering of the medical care facility pursuant to paragraph 55 (page 10 of the letter of agreeable stipulations and conditions dated July 28, 2004); a copy of said rendering being submitted with this Application.
- (3) Applicant seeks the approval of the exterior elevation of the daycare facility, which shall be composed of four-sided brick with accents, pursuant to paragraph 55 (page 10 of the letter of agreeable stipulations and conditions dated July 28, 2004). Copies of said rendering are submitted with this Application.

- (4) Applicant requests the deletion in its entirety of paragraph 56 (page 10 of the letter of agreeable stipulations and conditions dated July 28, 2004), and the following inserted in lieu thereof:

Applicant agrees to an eighteen (18) foot landscaped strip along the northerly boundary of the Subject Property, as more particularly shown and reflected on the revised Master Plan submitted herewith.

The proposed amendment does not adversely impact or affect the remaining development or surrounding properties or property owners. If the requested revisions are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

Unless otherwise stated 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 August 17, 2004, as to Z-39 (2004), are unaltered by the requests for Master Plan approval and Stipulation Amendments set forth above.

Other Business Item 02
Existing site plan

PROJECT:
EAST WEST
MASTER PLAN

ADDRESS:
 EAST WEST CONNECTOR
 AND HICKS ROAD
 COBB COUNTY, GEORGIA

DEVELOPER:
MetroGroup
 METROGROUP DEVELOPMENT II, LLC
 595 WEST CROSSVILLE ROAD
 SUITE 100
 ATLANTA, GA 30328
 TEL: (770) 844-1071

CONTACT: MR. DANIEL MARKS

ENGINEER:
foresite group
 Foresite Group, Inc.
 5,055 Peachtree Place
 Atlanta, GA 30326
 Norcross, GA 30092
 © 1770-360-1399
 1 1770-360-1944
 www.foresitegroupinc.com

SAJ:

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT MANAGER:

DRAWING BY:

APPROVED BY:

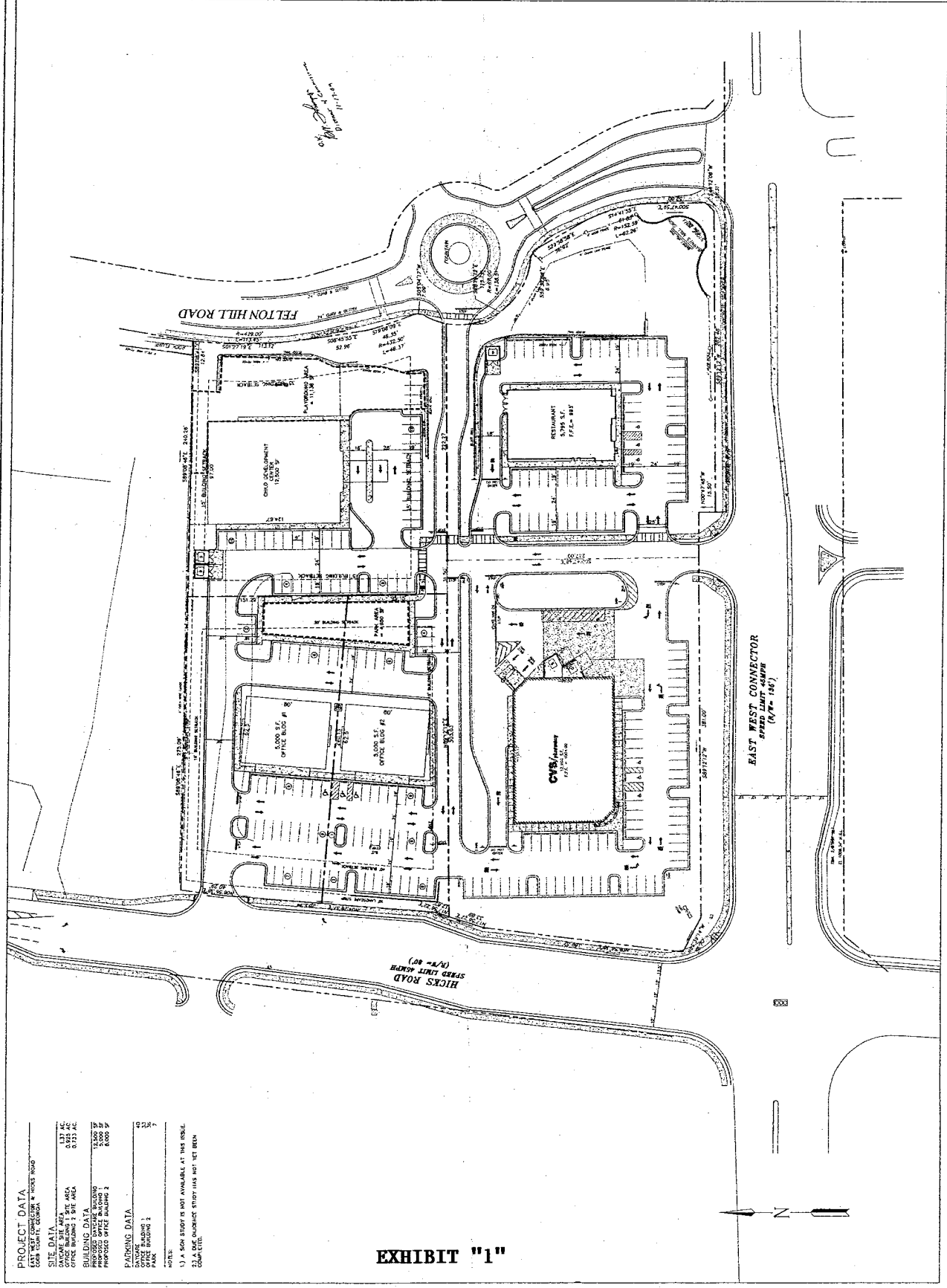
DATE:

TITLE:

SHEET NUMBER:

SCALE:
 0 20 0
 FT

JOB/FILE NUMBER:



PROJECT DATA
 EAST WEST CONNECTOR & HICKS ROAD
 COBB COUNTY, GEORGIA

ITEM	VALUE
STREET LIGHTS	137
STREET LIGHTS AREA	0.15 AC
OFFICE BUILDING 1 SITE AREA	0.15 AC
OFFICE BUILDING 2 SITE AREA	0.15 AC
PROPOSED OFFICE BUILDING 1	12,000 SF
PROPOSED OFFICE BUILDING 2	8,000 SF

PARKING DATA

ITEM	VALUE
OFFICE BUILDING 1	227
OFFICE BUILDING 2	177
TOTAL	404

NOTES:
 (1) A SIGN STUDY IS NOT AVAILABLE AT THIS TIME.
 (2) A SIGN STUDY IS NOT AVAILABLE AT THIS TIME.
 (3) A SIGN STUDY IS NOT AVAILABLE AT THIS TIME.

EXHIBIT "1"

Other Business Item 02 Proposed site plan

PROJECT:
EAST WEST
MASTER PLAN

ADDRESS:
EAST WEST CONNECTOR
AND HICKS ROAD
COBB COUNTY, GEORGIA

DEVELOPER:
MetroGroup
METROGROUP DEVELOPMENT & LLC
3355 WOODBRIDGE ROAD
ROCKDALE, GA 30087
TEL: (770) 841-1871

ENGINEER:
foreSITE
group
ForeSite Group, Inc.
3000 Peachtree Parkway
Suite 240
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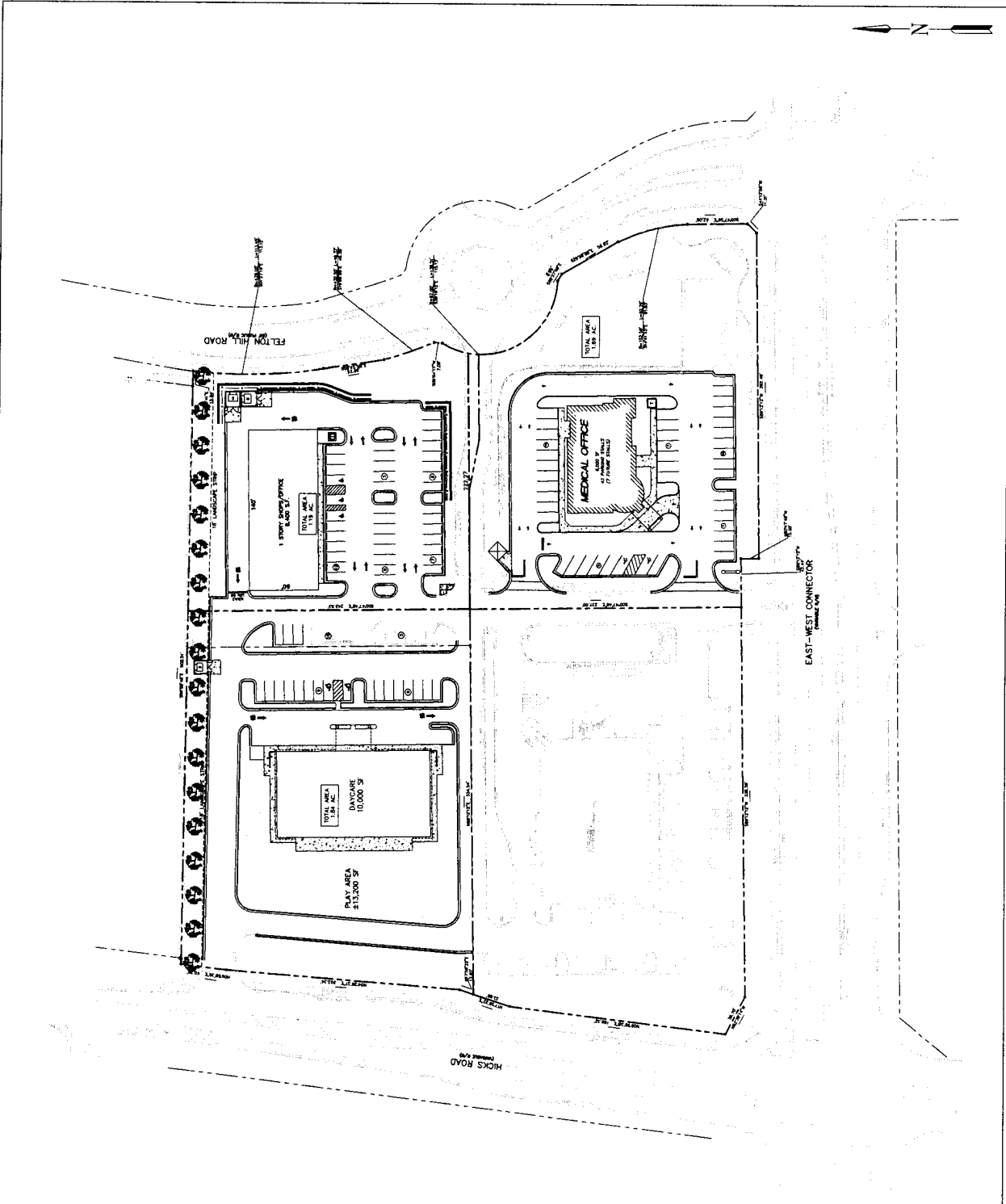
REVISIONS

NO.	DATE	DESCRIPTION
1	07/10	REVISED LANDSCAPE STRIP

PROJECT MANAGER:
DRAWING BY:
LANDSCAPE STRIP:
DATE:
TITLE:

SCALE:
1" = 20' 0" 1"

ASSET NUMBER:



PROJECT DATA
EAST WEST CONNECTOR & HICKS ROAD
COBB COUNTY, GEORGIA

SITE DATA	AREA
EXISTING TOTAL SITE AREA	115,422 SF
EXISTING IMPAVED AREA	1,800 SF
EXISTING PAVED AREA	1,800 SF
EXISTING ASPHALT PAVED AREA	1,800 SF
EXISTING CONCRETE PAVED AREA	0 SF
EXISTING GRASS PAVED AREA	0 SF
EXISTING OTHER PAVED AREA	0 SF
EXISTING TOTAL PAVED AREA	3,600 SF
PROPOSED TOTAL PAVED AREA	14,800 SF
PROPOSED TOTAL IMPAVED AREA	100,622 SF
PROPOSED TOTAL SITE AREA	115,422 SF

PARKING DATA

TYPE	NUMBER
EXISTING TOTAL PARKING	0
PROPOSED TOTAL PARKING	100
PROPOSED TOTAL OFFICE PARKING	100
PROPOSED TOTAL OTHER PARKING	0
PROPOSED TOTAL PARKING	100

NOTES:
1) A SIGN STUDY IS NOT AVAILABLE AT THIS DATE.
2) LANDSCAPE STRIP HAS NOT YET BEEN COMPLETED.



**Other Business Item 02
Proposed medical
building**

