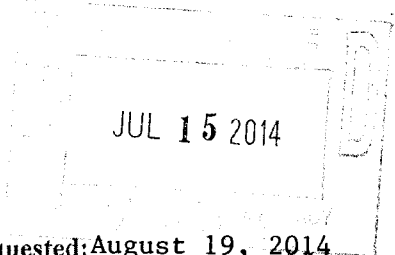


08-45



Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: August 19, 2014

Applicant: Northside Hospital, Inc. by McKenna Phone #: 404-527-4676
(applicant's name printed) Long & Aldridge LLP

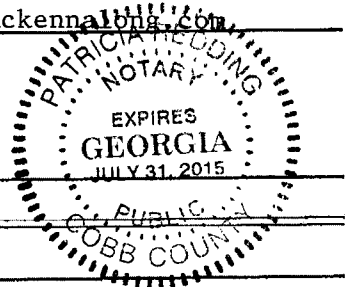
Address: 303 Peachtree St., #5300, Atlanta, GA 30308 E-Mail: sgay@mckennalong.com

Sharon A. Gay Address: 303 Peachtree Street, Suite 5300, Atlanta, GA 30308
(representative's name, printed)

Sharon A. Gay Phone #: 404-527-4676 E-Mail: sgay@mckennalong.com
(representative's signature)

Signed, sealed and delivered in presence of:

Patricia Redding My commission expires: _____
Notary Public



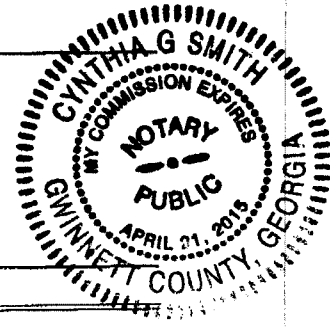
Titleholder(s): Plaza West, Ltd. Phone #: _____
(property owner's name printed)

Address: 736 Johnson Ferry Rd., Ste C-220, Marietta, GA E-Mail: _____

[Signature] ajat - As agent for Titleholder
(Property owner's signature)

Signed, sealed and delivered in presence of:

Cynthia G Smith My commission expires: 4-21-15
Notary Public



Commission District: 2 Zoning Case: Z-37

Date of Zoning Decision: 2-8-83 Original Date of Hearing: 2-8-83

Location: 736 Johnson Ferry Rd., Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 68 and 86 District(s): 01-2nd Section

State specifically the need or reason(s) for Other Business: _____
Amend the existing zoning to substitute a new site plan to allow for
development of medical office (see Exhibit A)

(List or attach additional information if needed)

JUL 15 2014

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: August 19, 2014

Applicant: Northside Hospital, Inc. by McKenna Phone #: 404-527-4676
(applicant's name printed) Long & Aldridge, LLP

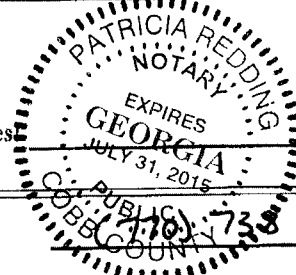
Address: 303 Peachtree St., #5300, Atlanta, GA 30308 E-Mail: sgay@mckennalong.com

Sharon A. Gay Address: 303 Peachtree St., #5300, Atlanta, GA 30308
(representative's name, printed)

Sharon A. Gay Phone #: 404-527-4676 E-Mail: sgay@mckennalong.com
(representative's signature)

Signed, sealed and delivered in presence of:

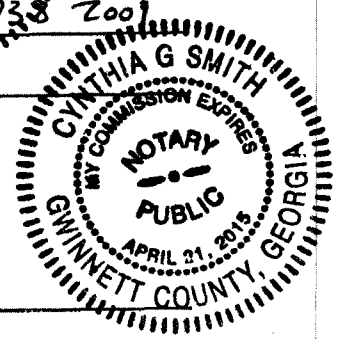
Patricia Redding My commission expires: _____
Notary Public



Titleholder(s): Fountains of Olde Towne, L.L.C. Phone #: _____
(property owner's name printed)

Address: 736 Johnson Ferry Rd., Ste C-220, Marietta, GA E-Mail: _____

ajal - AS agent for Titleholder
(Property owner's signature)



Signed, sealed and delivered in presence of:

Cynthia G. Smith My commission expires: 4-21-15
Notary Public

Commission District: 2 Zoning Case: Z-37

Date of Zoning Decision: 2-8-83 Original Date of Hearing: 2-8-83

Location: 736 Johnson Ferry Rd., Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 68 and 86 District(s): 01-2nd section

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

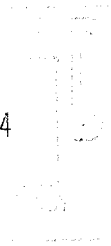
Amend the existing zoning to substitute a new site plan to allow for
development of medical office (see Exhibit A)

(List or attach additional information if needed)

EXHIBIT A

PROJECT DESCRIPTION AND PROPOSED STIPULATIONS

JUL 15 2014



Albany
Atlanta
Brussels
Denver
Los Angeles
Miami
New York

McKenna Long & Aldridge^{LLP}

303 Peachtree Street, NE • Suite 5300
Atlanta, GA 30308
Tel: 404.527.4000
mckennalong.com

Northern Virginia
Orange County
Rancho Santa Fe
San Diego
San Francisco
Seoul
Washington, DC

SHARON A. GAY
Direct Phone: 404.527.4676
Direct Fax: 404.527.4198

EMAIL ADDRESS
sgay@mckennalong.com

July 15, 2014

BY HAND DELIVERY

JUL 15 2014

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

Re: "Other Business" Application of Northside Hospital, Inc. to amend the Planned Shopping Center (PSC) Zoning for a 12.85-acre parcel known as 736 Johnson Ferry Road, Land Lots 68 and 86, 1st District, 2nd Section, Cobb County, Georgia to substitute a new site plan to allow for medical office building

Dear John:

This firm represents Northside Hospital, Inc. ("Applicant") in its Application for "Other Business" with regard to a 12.85-acre parcel located at the southeast corner of the intersection of Johnson Ferry Road and Olde Towne Parkway, Land Lots 68 and 86, 1st District, 2nd Section, Cobb County, Georgia and known as 736 Johnson Ferry Road (the "Property").

DESCRIPTION OF PROPERTY AND CURRENT ZONING

The Property slopes approximately 20 feet down from the rights-of-way of Johnson Ferry Road on the west side and Oliver Palms Walk on the southwest boundary. A cemetery and commercial uses are located south and east of the Property on the south side of Oliver Palms Walk. Commercial and recreational uses and townhome communities lie north and east of the Property on the opposite side of Olde Towne Parkway. The Property is currently occupied by The Fountains of Olde Towne, a retail and office development constructed in the 1980s and 1990s. The site is mostly impervious except for narrow landscape strips along the north and west boundaries, a natural buffer on the south and east property lines, and a detention pond located in the northeast corner.

JUL 15 2014

In February 1983, the Property was rezoned from R-20 to PSC as part of a rezoning of a large assemblage. A site plan amendment was approved in 1997 to revise the configuration of the office component.

DESCRIPTION OF PROJECT

Applicant proposes to demolish the existing buildings and redevelop the Property with an approximately 80,000 sq. ft. medical office building facing Johnson Ferry Road in accordance with a Zoning Site Plan prepared by Ross Consulting Engineers, P.C. dated July 11, 2014 (the "Site Plan") and a landscape plan by Sears Smith and Associates, Inc. dated July 14, 2014 (the "Landscape Plan"). The four-story office building will house various medical office practices and accessory uses. There will not be an emergency room, and no certificate of need will be required. The existing entrances to the Property from Olde Towne Parkway will remain. The Site Plan shows a potential Phase 2 medical office building, which will be subject to approval of the District Commissioner (see proposed stipulation 4) below).

The Landscape Plan provides for extensive new landscaping. A tree survey has been conducted, and mature trees will be saved wherever possible. Additional trees, shrubs and groundcover will be added in the landscape strips and parking lot and surrounding the office building. The Applicant's plans provide for approximately 30 percent more greenspace than exists on the Property today. The existing detention pond will be improved to current stormwater management standards.

A conceptual elevation prepared by Howell Rusk Dodson – Architects dated July 11, 2014 has been included with this Application. The building façade and color of the exterior finish materials will be reflective of the character of other commercial buildings in the neighborhood.

PROPOSED STIPULATIONS

1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatever form, which are currently in place on the Property, as well as any and all Departmental Comments and Staff Recommendations relating to the Property from any prior zoning actions.

2) The Property shall be developed substantially in accordance with the Zoning Site Plan prepared by Ross Consulting Engineers, P.C. dated July 11, 2014 (the "Site Plan") and a landscape plan by Sears Smith and Associates, Inc. dated July 14, 2014 (the "Landscape Plan"), both of which were filed with this "Other Business" Application on July 15, 2014.

3) Phase 1 shall consist of a medical office building of no more than 80,000 sq. ft. of floor area as shown on the Site Plan.

JUL 15 2014

Mr. John P. Pederson
July 15, 2014
Page 3

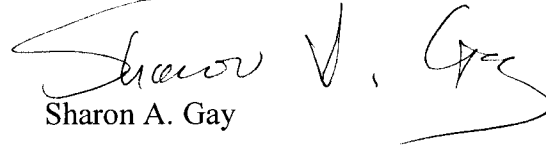
- 4) A second medical office building of no more than 80,000 sq. ft. of floor area may be developed as Phase 2 as shown on the Site Plan subject to approval of the District Commissioner.
- 5) Entrances to the development shall be as shown on the Site Plan.
- 6) Hooded security lighting shall be utilized in the parking areas.
- 7) All setbacks and buffers may be penetrated for purposes of access, utilities, and stormwater management, including but not limited to detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- 8) The following stipulations shall apply during construction of the development:
 - a) Construction hours shall be 7:00 a.m. -- 8:00 p.m. Monday- Friday and 10:00 a.m. – 4:00 p.m. on Saturday;
 - b) Outdoor construction work on Sundays is prohibited unless approved in advance by the District Commissioner; and
 - c) Construction deliveries shall occur only between 8:00 a.m. and 8:00 p.m. Monday – Friday.
- 9) An irrigation system shall be provided for the landscaping.
- 10) Minor modifications to the Site Plan may be approved by the District Commissioner, except for changes that a) increase the overall square footage of the project; b) reduce the size of an approved buffer adjacent to a property that is zoned to the same or a more restrictive classification; c) relocate a structure closer to the property line of an adjacent property that is zoned to the same or a more restrictive classification; d) increase the height of a building that is directly adjacent to a property that is zoned to the same or a more restrictive classification; or e) change an access location to a different roadway.

JUL 15 2014

Mr. John P. Pederson
July 15, 2014
Page 4

We look forward to working with you and your staff and the Board of Commissioners on this application and project. Please do not hesitate to contact me should you or the staff require further information or documentation prior to the application being heard and considered by the Board of Commissioners on August 19, 2014.

Very truly yours,


Sharon A. Gay

SAG/dwh

cc: Commissioner Bob Ott (w/encl.)
Ms. Jill Flamm (w/encl.)
Mr. Doug McDonald
Mr. Russ Davis
Mr. Craig Flanagan
Mr. Chad Simpson
Mr. George Schobloher

ATLANTA 5577186.3

OB-45 proposed

ROSS CONSULTING ENGINEERS, P.C.
 Civil Engineering & Surveying
 121 Village Centre West
 Atlanta, Georgia 30328
 Tel: 770-524-2265 Fax: 770-516-6897
 URL: www.ross-eng.com

DATE: _____
 REVISIONS: _____
 REVISION NO.: _____
 REVISION DESCRIPTION: _____
 PROJECT NO.: 10044



07-11-14

SCALE: AS SHOWN
 GRAPHIC SCALE: 1" = 40'-0"
 1" = 40'-0"
 THIS PLAN IS TO BE USED FOR CONSTRUCTION OF THIS PROJECT ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ROSS CONSULTING ENGINEERS, P.C.



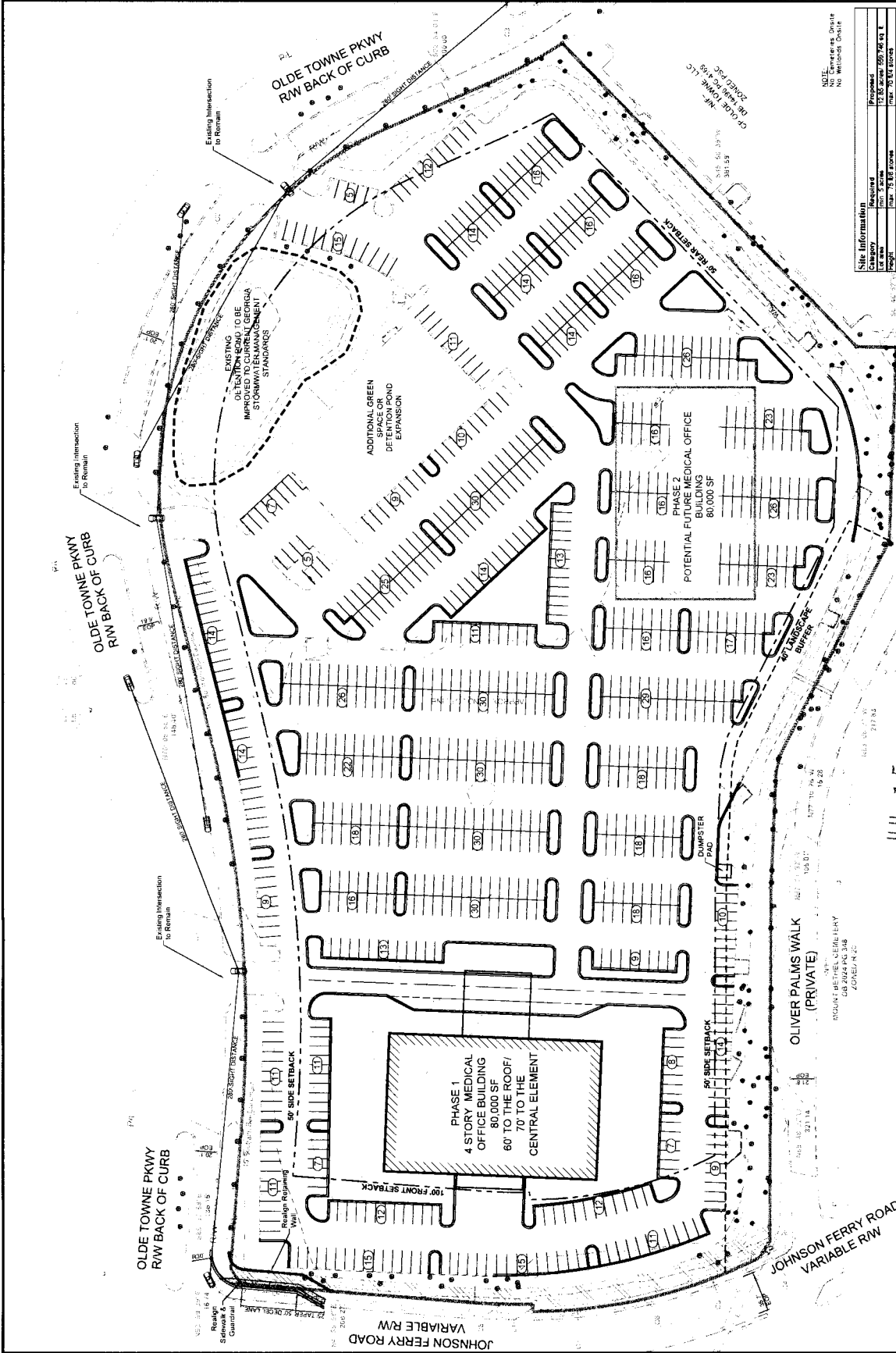
PROJECT NAME:
Medical Office Building

SITE:
 LAND LOTS 68 & 86
 1ST DISTRICT - 2ND SECTION
 COBB COUNTY, GEORGIA

OWNER/DEVELOPER:
 REALTY TRUST GROUP
 960 JOHNSON FERRY ROAD
 SUITE 335 ATLANTA, GA 30342

SHEET TITLE:
ZONING SITE PLAN

SHEET NUMBER:
C-1



Site Information

Category	Required	Proposed
Lot Area	111,500 sq. ft.	112,850 sq. ft. (997,748 sq. ft. total)
Impervious Area	max. 75,000 sq. ft.	max. 75,000 sq. ft.
Impervious Ratio	67%	67%
Max. Impervious Area	75,000 sq. ft.	75,000 sq. ft.
Max. Impervious Ratio	67%	67%
Landscaping Buffer	20' to adjacent to residence area	20' to adjacent to residence area
Phase 1	281,000 sq. ft.	281,000 sq. ft.
Phase 2	281,000 sq. ft.	281,000 sq. ft.
Phase 3	281,000 sq. ft.	281,000 sq. ft.
Phase 4	281,000 sq. ft.	281,000 sq. ft.
Phase 5	281,000 sq. ft.	281,000 sq. ft.
Phase 6	281,000 sq. ft.	281,000 sq. ft.
Phase 7	281,000 sq. ft.	281,000 sq. ft.
Phase 8	281,000 sq. ft.	281,000 sq. ft.
Phase 9	281,000 sq. ft.	281,000 sq. ft.
Phase 10	281,000 sq. ft.	281,000 sq. ft.
Phase 11	281,000 sq. ft.	281,000 sq. ft.
Phase 12	281,000 sq. ft.	281,000 sq. ft.
Phase 13	281,000 sq. ft.	281,000 sq. ft.
Phase 14	281,000 sq. ft.	281,000 sq. ft.
Phase 15	281,000 sq. ft.	281,000 sq. ft.
Phase 16	281,000 sq. ft.	281,000 sq. ft.
Phase 17	281,000 sq. ft.	281,000 sq. ft.
Phase 18	281,000 sq. ft.	281,000 sq. ft.
Phase 19	281,000 sq. ft.	281,000 sq. ft.
Phase 20	281,000 sq. ft.	281,000 sq. ft.
Phase 21	281,000 sq. ft.	281,000 sq. ft.
Phase 22	281,000 sq. ft.	281,000 sq. ft.
Phase 23	281,000 sq. ft.	281,000 sq. ft.
Phase 24	281,000 sq. ft.	281,000 sq. ft.
Phase 25	281,000 sq. ft.	281,000 sq. ft.
Phase 26	281,000 sq. ft.	281,000 sq. ft.
Phase 27	281,000 sq. ft.	281,000 sq. ft.
Phase 28	281,000 sq. ft.	281,000 sq. ft.
Phase 29	281,000 sq. ft.	281,000 sq. ft.
Phase 30	281,000 sq. ft.	281,000 sq. ft.
Phase 31	281,000 sq. ft.	281,000 sq. ft.
Phase 32	281,000 sq. ft.	281,000 sq. ft.
Phase 33	281,000 sq. ft.	281,000 sq. ft.
Phase 34	281,000 sq. ft.	281,000 sq. ft.
Phase 35	281,000 sq. ft.	281,000 sq. ft.
Phase 36	281,000 sq. ft.	281,000 sq. ft.
Phase 37	281,000 sq. ft.	281,000 sq. ft.
Phase 38	281,000 sq. ft.	281,000 sq. ft.
Phase 39	281,000 sq. ft.	281,000 sq. ft.
Phase 40	281,000 sq. ft.	281,000 sq. ft.
Phase 41	281,000 sq. ft.	281,000 sq. ft.
Phase 42	281,000 sq. ft.	281,000 sq. ft.
Phase 43	281,000 sq. ft.	281,000 sq. ft.
Phase 44	281,000 sq. ft.	281,000 sq. ft.
Phase 45	281,000 sq. ft.	281,000 sq. ft.
Phase 46	281,000 sq. ft.	281,000 sq. ft.
Phase 47	281,000 sq. ft.	281,000 sq. ft.
Phase 48	281,000 sq. ft.	281,000 sq. ft.
Phase 49	281,000 sq. ft.	281,000 sq. ft.
Phase 50	281,000 sq. ft.	281,000 sq. ft.

JUL 15 2014

Count	Area	Permit	Count	Area	Permit
C1	28073	14,037	14037	14,037	14,037
C2	14037	7,018	7,018	7,018	7,018
C3	7018	3,509	3,509	3,509	3,509
C4	3509	1,754	1,754	1,754	1,754
C5	1754	877	877	877	877
C6	877	438	438	438	438
C7	438	219	219	219	219
C8	219	109	109	109	109
C9	109	54	54	54	54
C10	54	27	27	27	27
C11	27	13	13	13	13
C12	13	6	6	6	6
C13	6	3	3	3	3
C14	3	1	1	1	1
C15	1	0	0	0	0
C16	0	0	0	0	0
C17	0	0	0	0	0
C18	0	0	0	0	0
C19	0	0	0	0	0
C20	0	0	0	0	0
C21	0	0	0	0	0
C22	0	0	0	0	0
C23	0	0	0	0	0
C24	0	0	0	0	0
C25	0	0	0	0	0
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C38	0	0	0	0	0
C39	0	0	0	0	0
C40	0	0	0	0	0
C41	0	0	0	0	0
C42	0	0	0	0	0
C43	0	0	0	0	0
C44	0	0	0	0	0
C45	0	0	0	0	0
C46	0	0	0	0	0
C47	0	0	0	0	0
C48	0	0	0	0	0
C49	0	0	0	0	0
C50	0	0	0	0	0

A.P.M. INC.
 100 JOHNSON FERRY ROAD
 SUITE 335 ATLANTA, GA 30342

EXHIBIT B

SURVEY OF PROPERTY

JUL 15 2014

EXHIBIT C
CURRENT ZONING

JUL 15 2014

JUL 15 2014

NO. 37

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 12/29/82 Date of Hearing, ^{July} Wed. 1:00 P

Titleholder HENRY D. DICKERSON and R. W. DICKERSON /s/ Henry Doyle Dickerson
R.W. Dickerson

Address 817 Johnson Ferry Road, Marietta, GA
886 Johnson Ferry Road, Marietta, GA Phone 871-2304
871-2012

Applicant Johnson Ferry Investors, Inc. /s/ [Signature] PRESIDENT

Address 5801 Peachtree Dunwoody Road, Suite 210
Atlanta, Georgia 30342 Phone 255-6101
DOUGLAS B. SPORN

To Zone From R-20 To O-I, O-S-2, PST-6, RM16, and PSC Land Use offices, residential and shopping

FOR THE PURPOSE OF offices, residential and shopping

Land Lot (s) 68 and 86, District 1st, Sec. 2nd Cobb County, Ga.,

CONTAINING 51.2 acres

LOCATED Johnson Ferry Road

This property being more particularly described as follows:

See Exhibit "A"

Recommendation of Planning Commission: 2-8-83, Planning Commission recommended application be approved subject to the following; the RM-16 be reduced to RM-8, the buffer adjacent to the OI, OS remain R-20 (20 foot buffer) subject to site plan as submitted, final approval by the Planning Dept. before building permits are issued. Motion by Howard, seconded by Diemer; carried 5-2. Vansant, Weeks opposed.

[Signature], Chairman

Final Decision of Board of Commissioners: 2-8-83, Board of Commissioners approved application as stated above. Motion by Williams, seconded by Lankford; carried 4-1. Barrett opposed.

[Signature], Chairman

JUL 15 2014

PAGE 1 OF 6

APPLICATION NO.: #37

ORIGINAL DATE OF APPLICATION: 02/83

APPLICANT'S NAME: JOHNSON FERRY INVESTORS, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

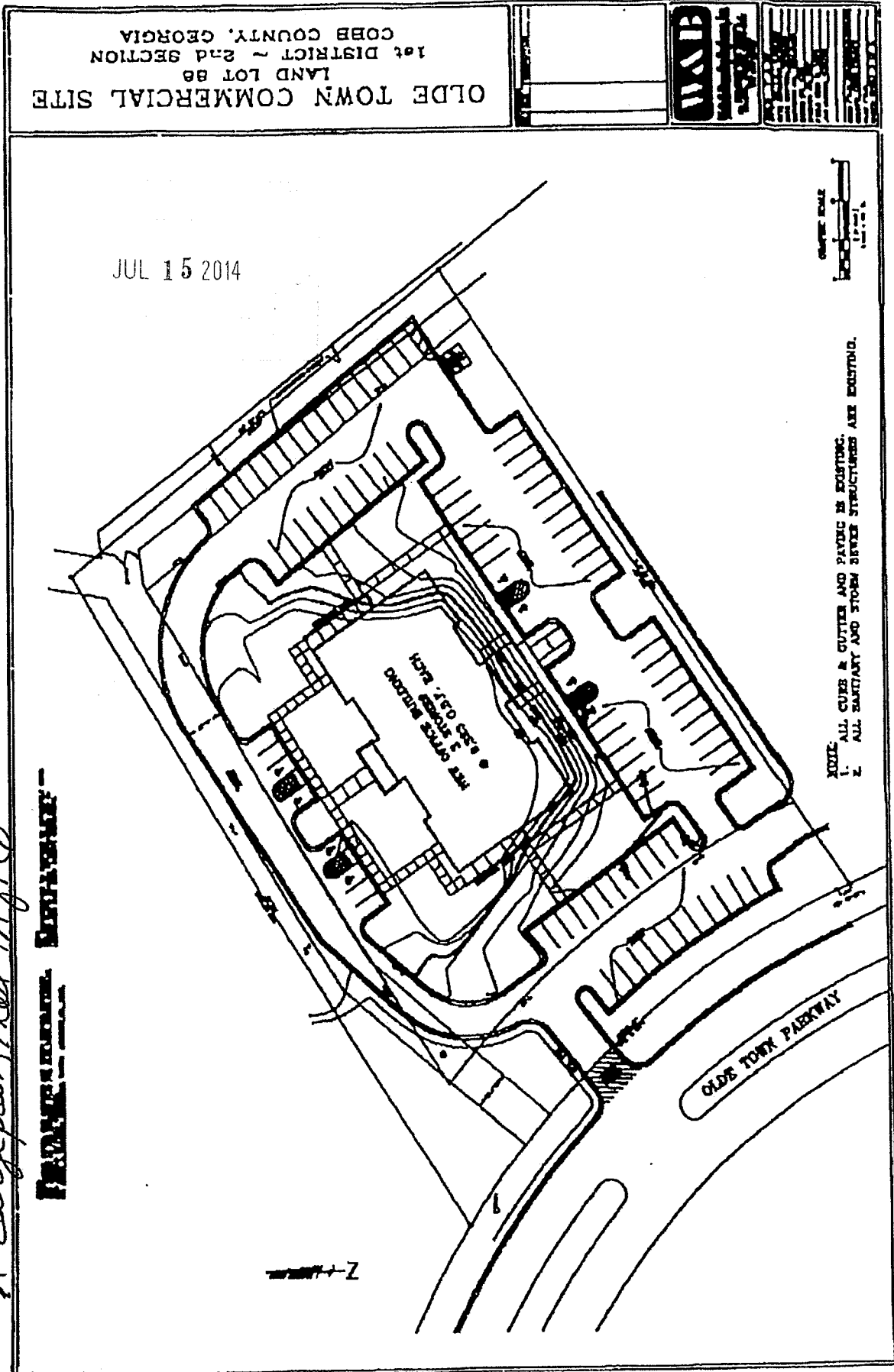
OTHER BUSINESS ITEM #3 OF 10-21-9 ZONING HEARING:

TO CONSIDER A SITE PLAN AMENDMENT FOR OLDE TOWNE VENTURES, LLC REGARDING APPLICATION #37 OF FEBRUARY 8, 1983 (JOHNSON FERRY INVESTORS, INC.)

To consider a Site Plan Amendment for Olde Towne Ventures, LLC regarding application #37 of February 8, 1983 (Johnson Ferry Investors, Inc.) for property located on the east side of Johnson Ferry Road, and the north side of Olde Towne Parkway in Land Lot 88 of the 1st District. Mr. Danneman presented site plan and elevation drawings for review stating that the requested amendment to the previously approved site plan will allow for one, two-story office building with a partial basement and no increase in total square footage. The architectural style will be similar to the other existing office buildings within the Olde Towne development. Following this presentation, the Board of Commissioners approved the request for site plan amendment for Olde Towne Ventures, LLC regarding application Z-37 of February 8, 1983 (Johnson Ferry Investors, Inc.), located on the east side of Johnson Ferry Road and the north side of Olde Towne Parkway in Land Lot 88 of the 1st District subject to: 1) site plan submitted (reduced copy attached and made a part hereof); 2) elevation drawings submitted (reduced copy attached and made a part hereof); 3) all other previously approved conditions/stipulations remaining in effect. Motion by Wysong, second J. Thompson, carried 5-0.

#37 of 1983-Site plan as referenced in zoning Minutes of 10-21-97 (Other Business Item # 3). Per Alac

* Large plan not in file



OLDE TOWNE VENTURES, LLC

c/o MULTI FAMILY SERVICES, INC.
194 POWERS FERRY ROAD, MARIETTA, GEORGIA 30067
TELEPHONE: 770-973-3321, FAX: 770-973-3735

October 10, 1997

Mr. Mark Danneman
Zoning Administrator
Planning & Zoning Department
100 Cherokee Street, Suite 500
Marietta, Georgia 30090-9694

*Other Business #3
#379/1983
continued*

RE: OLD TOWNE OFFICE PARK
LL 86, 1ST DIST, 2ND SECTION
ZONING APPLICATION # 37, 12/29/82
DEVELOPMENT APPLICATION # 970353

JUL 15 2014

Dear Mark,

Per your request, please consider this letter as our request for clarification that our proposed development of a single office building complies with the original zoning approval whose original site plan indicated up to as many as four separate buildings on the same tract. We are not asking for any increase in square footage as originally approved.

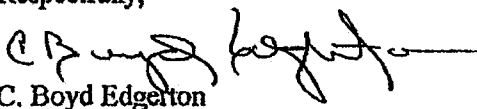
Plans have been submitted to, and approved by, the Olde Towne Architectural Control Committee which controls all standards in the development. Please see attached letters.

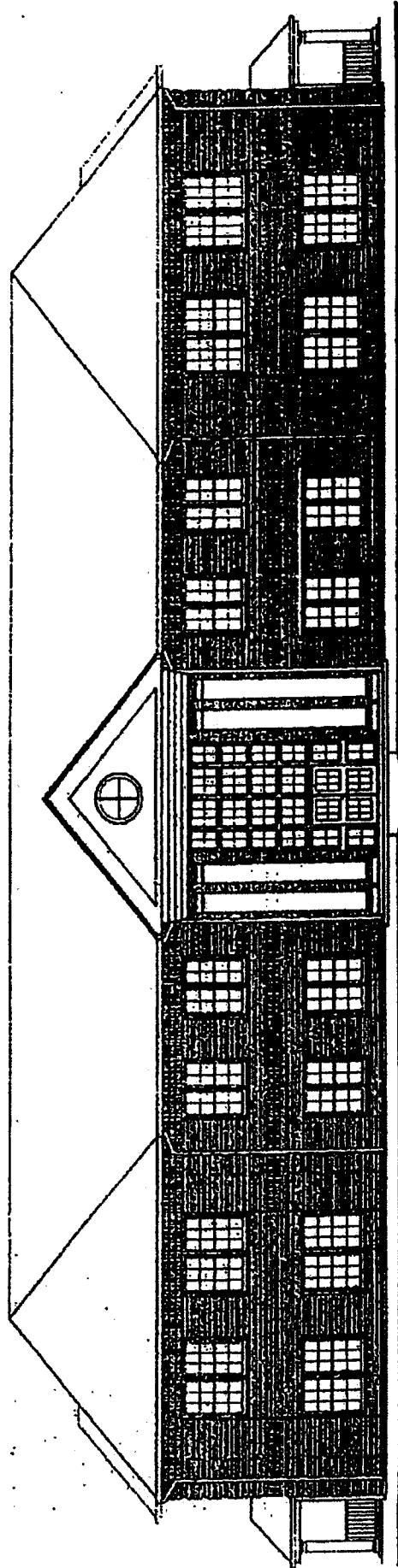
The site is presently developed in "building pad ready" condition with all curbing, asphalt paving and all underground utilities installed.

We have included, attached hereto, 8.5 x 11" reductions of our site plan and building elevations per your instructions. Further, we have included photographs of other buildings within the development.

If there is any additional information you require, or if we can be of further assistance, please do not hesitate to call.

Respectfully,


C. Boyd Edgerton

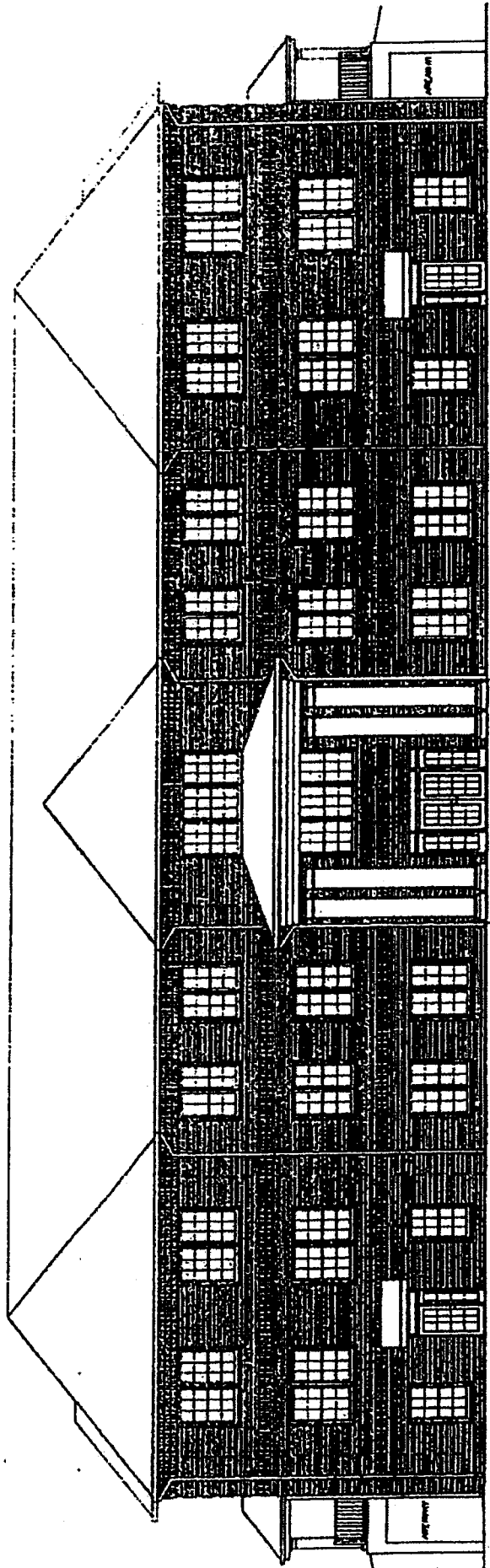


SOUTH ELEVATION
NTS

*Other Business #3
#379/1983
Continued*

JUL 15 2014

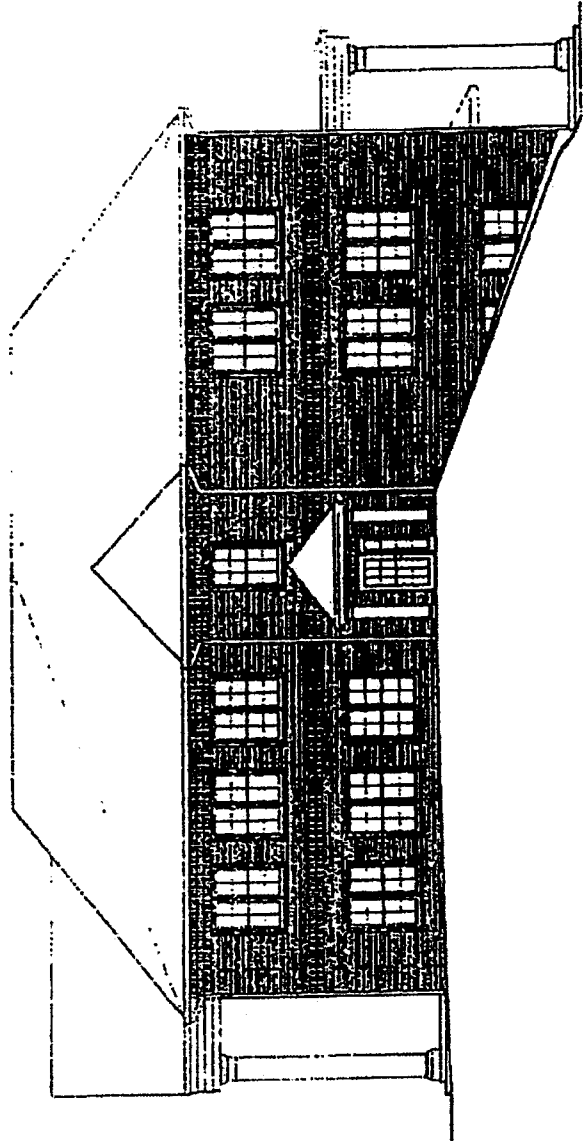
*Other Buildings #3
#37 of 1983 continued*



NORTH ELEVATION
N15

JUL 15 2014

Other Business #3
#379/1983
continued



EAST ELEVATION
etc.

JUL 15 2014