

(Site Plan and Stipulation Amendment)
Application for "Other Business"
Cobb County, Georgia

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

BOC Hearing Date Requested: October 21, 2014

SEP 16 2014
OB-63

Applicant: Johnson Ferry Crossing Center, LLC Phone #: (770) 427-5717
(applicant's name printed)

Address: Suite 200, 300 Tower Road, Marietta, GA 30060 **E-Mail:** _____

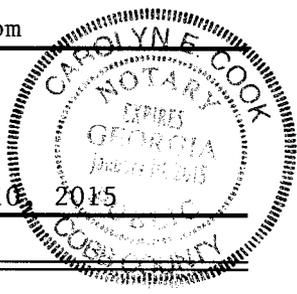
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address: Marietta, GA 30060

(representative's name, printed)

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com
(representative's signature) w7@mijs.com

Signed, sealed and delivered in presence of:

Carolyn E. Cook My commission expires: January 10, 2015
Notary Public



Titleholder(s): AB Crossings Center, LLC Phone #: _____
(property owner's name printed)

Address: Suite 1200, 300 East Lombard Street, **E-Mail:** _____

See Attached Exhibit "A" for Baltimore, MD 31202

Signature of Titleholder's Representative
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ My commission expires: _____
Notary Public

Commission District: 2 (Ott) **Zoning Case:** Z-110 (1984)

Date of Zoning Decision: 04/24/1984 **Original Date of Hearing:** 04/24/1984

Location: Building F, Crossings Center, 1000 Johnson Ferry Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 67 **District(s):** 1st

State specifically the need or reason(s) for Other Business: _____
See Exhibit "B" attached hereto and made a part hereof by reference.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Application No.: Z-110 (1984)
Original Hearing Date: April 24, 1984
Date of Original Zoning Decision: April 24, 1984
Current Hearing Date: October 21, 2014

SEP 16 2014

Applicant: Johnson Ferry Crossing Center, LLC
Titleholder: AB Crossings Center, LLC

AB CROSSINGS CENTER, LLC

BY: Brown Crossings Center, Inc.,
its Manager

BY: 
TITLE: Lawrence E. Collins
Vice President

Printed Name: _____

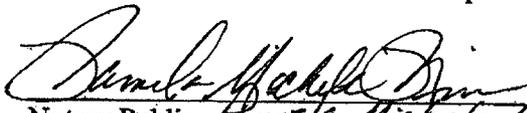
[Corporate Seal]

Date Executed: 9.15.14

Address: Suite 1200, 300 East Lombard Street
Baltimore, Maryland 31202

Telephone No.: (410) 547-3005

Signed, sealed, and delivered in the presence of:


Notary Public Pamela Michele Rice
Commission Expires: 9/10/2016

[Notary Seal]

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Application No.: Z-110 (1984)
Original Hearing Date: April 24, 1984
Date of Original Zoning Decision: April 24, 1984
Current Hearing Date: October 21, 2014

SEP 16 2014

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: Johnson Ferry Crossing Center, LLC
Titleholder: AB Crossings Center, LLC

On April 24, 1984, the Cobb County Board of Commissioners approved the rezoning of an approximately 12 acre tract located at the southeast intersection of Johnson Ferry Road and Little Willeo Road from the existing R-20 zoning category to the Office and Institutional ("OI") zoning category. The purpose of the rezoning was to develop the tract for a bank and office buildings. Subsequent to rezoning approval in 1984, development of the intended site occurred; and through the years since development the office buildings located thereon have been owned and leased by various business and have often required amendments tailored to the needs of the occupants.

Johnson Ferry Crossing Center, LLC, as Applicant in this Application for "Other Business" (hereinafter referred to as "Applicant"), intends to purchase the area designated as "Proposed Tract 3 - Building "F," Crossings Center," together with related parking (hereinafter collectively "Property" or "Subject Property"), as more fully shown and reflected on the "Lot Split Survey" dated October 9, 2012, prepared by GeoSurvey, Ltd., a copy of which is attached hereto as Exhibit "1" and incorporated herein by reference. Applicant submits the following stipulations specific to the Property if the amendments proposed herein are approved, as submitted:

- (1) Upon the completion of the anticipated purchase of the Property, Applicant shall refurbish the interior and exterior of the existing building for use as medical offices.
- (2) Applicant shall have the landscaping surrounding the existing building and parking area associated with Building "F" professionally designed, implemented, and maintained; including, if necessary, an irrigation system.
- (3) Any security lighting on the existing building to be installed shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (4) Signage shall be in substantial conformance with the established signage for the overall office development. All signage shall comply with Cobb County Zoning Codes and Ordinances.

- (5) In the event the anticipated purchase of the Property by Applicant does not occur within eighteen (18) months of the date of final zoning approval, the creation of the outlot will be cancelled, together with the zoning stipulations proposed herein, and the stipulations applicable to the Subject Property, which are currently applicable to the overall development; namely, the stipulations enumerated in the official minutes of the Cobb County Board of Commissioners Zoning Hearing held on April 24, 1984; together with the April 24, 1984, letter from William W. Marett, Jr. of Marett Properties, Inc. to the Cobb County Commission, on file in the Zoning Division Office, shall remain in effect.

The amendments requested and presented above in no way adversely impact or affect the Subject Property or the remainder of the existing office development, or any prior amendments or approvals relating to other buildings or outparcels. If the amended Site Plan and stipulations applicable to the Subject Property are approved, as presented, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property only.

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 April 24, 1984, applicable to the Subject Property which are not in direct conflict herein are unaltered by this request for Site Plan and Stipulation Amendment and shall remain in full force and effect. Additionally, 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 April 24, 1984, applicable to the overall development, and which are not in direct conflict with those proposed herein relating to the Subject Property, are unaltered by this request for Site Plan and Stipulation Amendment and shall remain in full force and effect.

**REVISED APPROVED PLAN FOR
OVERALL DEVELOPMENT**

**MINUTES AND ATTACHMENTS OF
VARIOUS BOARD OF COMMISSION
ZONING HEARINGS FOR ORIGINAL
REZONING AND AMENDMENTS AS TO
OVERALL DEVELOPMENT**

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 1:19

COBB COUNTY ZONING DIVISION

No. 110

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 2/28/84 Date of Hearing 4/10/84
Titleholder Johnson Ferry Dev. Co. (partnership) Signature [Handwritten Signature]
Address 919 Johnson Ferry Rd. Marietta, Ga. 30067 Phone 404-2878
Applicant Marett Properties, Inc. Signature [Handwritten Signature]
Address P.O. Box 76576 Atlanta, GA 30328 Day Phone 955-6900
To Zone From R-20 To O & I Land Use _____
For the Purpose of Bank, Office Buildings
Land Lot(s) 67 District 1 Section 2, Cobb County
Containing 12 acres
Located Southeast of intersection of Johnson Ferry Road and Little Willeo Rd.
This property being more particularly described as follows:

ATTACHED

RECOMMENDATION OF PLANNING COMMISSION 4-10-84, Planning Commission recommended
application be rejected. Motion by Weeks, seconded by Wayman; carried 6-1, Howard opposed.

page # 2 of 74813
 (CN)

MINUTES OF APRIL 24, 1984
 PAGE 3

10. ENGINEERING DEPARTMENT - STREET LIGHTS - KENNESAW VIEW LIGHTING DISTRICT:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, approved the establishment of a street light district for the Kennesaw View area at a rate of \$2.50 per month per residence. A petition signed by 87% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

11. ENGINEERING DEPARTMENT - STREET LIGHTS - SAN ANDRA FOREST - UNIT I:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the San Andra Forest - Unit I area at a rate of \$2.50 per month per residence. A petition signed by 86% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

12. ENGINEERING DEPARTMENT - STREET LIGHTS - SHAW WOODS LIGHTING DISTRICT:

MOTION: After holding a public hearing, the commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the Shaw Woods area at a rate of \$2.50 per month per residence. A petition signed by 78% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

13. PLANNING DEPARTMENT - USE OF COBB COUNTY OFFICIAL MAP:

MOTION: On motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, the Commission approved the request of Alexandria Drafting Company for the use of the Cobb County Official Base Map to update their commercial map. A check for \$100.00 has been received along with this request to cover the fee set by the Board of Commissioners.

VOTE: Unanimously carried.

14. ZONING DEPARTMENT - APPLICATION #110 - MARETT PROPERTIES, INC.:

MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Lankford, the Commission approved rezoning application #110 from Marett Properties, Inc. for rezoning from R-20 to OI for the purpose of bank and office buildings in Land Lot 67 of the 1st District, located at the southeast intersection of Johnson Ferry Road and Little Willeo Road subject to the list of stipulations outlined in a letter dated April 24, 1984 to the Commission from William W. Marett, Jr., on file in the Zoning Department and marked as exhibit "A". Said approval is also subject to the final site plans being submitted to and approved by the Board of Commissioners.

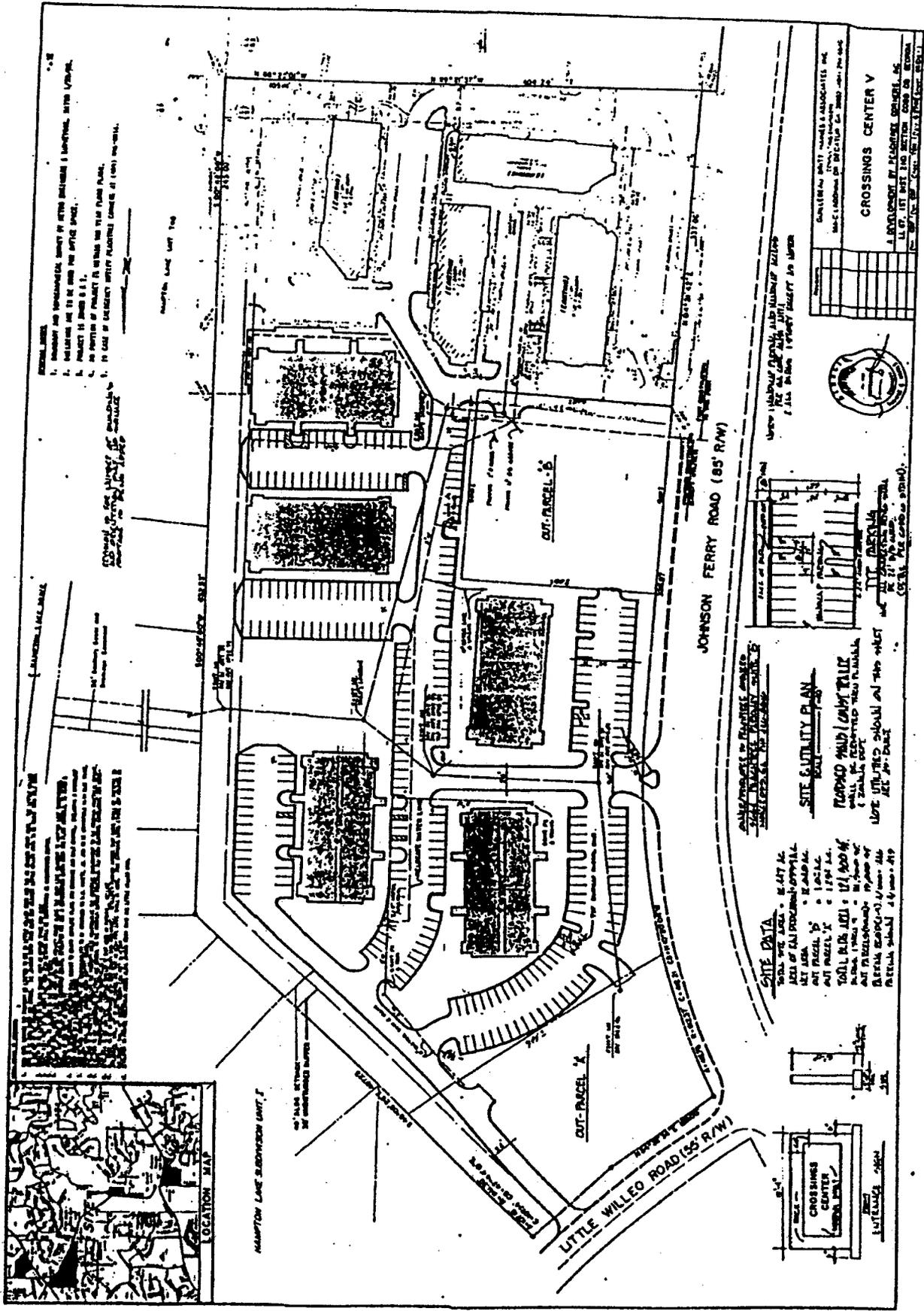
VOTE: Unanimously carried.

15. ZONING DEPARTMENT - APPLICATION #116 - R. E. HOASTER:

MOTION: On motion duly made by Commissioner Paschal and seconded by Chairman Barrett, the Commission denied rezoning application #116 from R.E. Hoaster for rezoning from R-20 to RA-4 for the purpose of cluster homes in Land Lot 128 of the 17th District, located at the end of Shay Drive, north of Sayrna-Powder Springs Road.

Approved Plan
WAD

Revised





Marett Properties, Inc. / P. O. Box 76576 / Atlanta, Georgia 30328 / (404) 955-6900

April 24, 1984

Cobb County Commission
P. O. Box 649
Marietta, Georgia 30061

4-24-84
EXHIBIT "A"
JK

Dear sir or madam:

Marett Properties, Incorporated's application for rezoning of 12.5 acres at the intersection of Johnson Ferry Road and Little Willeo will be heard on April 24, 1984. As a result of traffic and other studies concerning the property, we would like to submit this final list of stipulations for the rezoning:

1. Curb cuts serving the property be limited to one on Little Willeo Road and two on Johnson Ferry Road. The Little Willeo curb cut to be both entry and egress. The Johnson Ferry Road curb cut nearest Little Willeo Road to be right turn only both in and out of the property.
2. Density to be limited to 10,000 square feet of office space per acre.
3. Thirty (30) feet of the forty (40) foot rear setback shall be designated as undisturbed buffer.
4. Parking shall be allowed in the front setback.
5. Developer shall erect a six (6) foot high wood privacy fence along the rear line adjacent to Hampton Lake Subdivision, except that where no foliage currently exists, developer may use a combination earth berm and plant material to reach a minimum of six feet at maturity.
6. Prior to development, developer shall submit to County complete plans for drainage and silt control, including a hydrology study prepared by a licensed engineer.
7. Architectural control, authority and responsibility to be assigned to W. W. Marett, Jr. and to be compatible with Olde Towne, Merchants Walk, and the Johnson Ferry Baptist Church.
8. Developer to attractively landscape the property while maintaining the existing environment to the maximum practical extent.
9. Developer to use underground utilities and conceal to the maximum extent practical all such elements (including air conditioners, transformers, and trash receptacles).

10. Developer to use low level lighting similar to that used in Papermill Village.

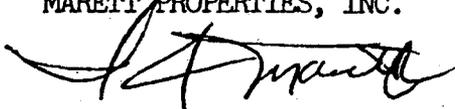
11. All signs to be in conformance with Cobb County sign ordinances. Developer further agrees that signs shall be tasteful in appearance, shall not be backlighted and that no neon-type signs shall be used. Free-standing signs (those not mounted on buildings) shall not exceed twenty (20) feet in height.

12. Developer to provide pedestrian access along Johnson Ferry Road and Little Willeo Road.

We hope that these restrictions, used in conjunction with a very fine land plan, will cause this development to be compatible with the surrounding community and we appreciate your support of this application. If I may be of further assistance or if you have additional questions, please feel free to call me personally.

Sincerely,

MARETT PROPERTIES, INC.



William W. Marett, Jr.
President

page # 35
of 48 13

17. ZONING DIVISION - AMENDMENT TO ZONING CONDITIONS - CLASSIC HOMES BY PULTE MASTER BUILDERS:

Mark Danneman, Zoning Administrator, stated that Pulte Master Builders requested that this item be withdrawn at this time.

14. ZONING DIVISION - PLAN APPROVAL - D.D.C. CONTRACTING COMPANY:

MOTION: On motion duly made by Commissioner Williams and seconded by Chairman Smith, the Commission approved the final floor plans and exterior design plans as submitted by D.D.C. Contracting Company for a subdivision located on the north side of Blackwell Road, east of Canton Highway in land Lots 373 and 420, 16th District, Cobb County, Georgia. Said plans on file in the Zoning Division marked as Exhibit "A".

VOTE: Unanimously carried.

15. ZONING DIVISION - PLAN APPROVAL - WEBB/ATLANTA:

MOTION: On motion duly made by Commissioner Thompson and seconded by Commissioner Paschal, the Commission approved Phase 1 of the Webb/Atlanta project which includes the relocation of Six Flags Road as presented. Property located on the northwest side of Six Flags Road, southwest of Six Flags Drive, on the southeast side of Six Flags Road, northwest of the Chattahoochee River in Land Lots 939, 942, 943, 781, 780, 779, 785, 786, 787, 869, 868, 867, 870, 871, 872 and 944, 18th District, Cobb County, Georgia.

VOTE: Unanimously carried.

16. ZONING DIVISION - APPLICATION NO. 110 - FINAL SITE PLAN APPROVAL - THE CROSSINGS OFFICE PARK:

MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Burton, the Commission approved the final site plans as submitted by The Crossings Office Park on Application #110 for an office and bank located on the south side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67, 1st District, Cobb County, Georgia. Said approval is subject to the right-of-way being brought up to minimum standards, Cobb D.O.T. approval on the redesign of the right-in, right-out driveway on Johnson Ferry Road and installation of the fence and landscaping prior to any additional construction. The overall plans to be resubmitted with the final plan approval on the out parcels.

VOTE: Unanimously carried.

Original Date of Application: 2-28-84

Applicant's Name: MARETT PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS ITEM OF 7-20-93 Item #2:

#110 OF 1984 MARETT PROPERTIES, INC. -- SITE PLAN AMENDMENT

To consider approval of site plan amendment, site plan specific approval by the Board of Commissioners of site plan and architectural design for the Chattahoochee Bank, petition #110 Marett Properties, Inc., for OI zoned property located in Land Lot 67 of the 1st District, at the southeast intersection of Little Willeo and Johnson Ferry Road.

As part of the Other Business Consent Agenda, the Board of Commissioners approved the site plan and architectural design for Chattahoochee Bank (#110 of 1984 - Marett Properties, Inc.). Motion by Wysong, second by Cooper, carried 5-0.

THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR MEETING BOARD OF COMMISSIONERS HELD OCTOBER 26, 1993:

Item #13. COMMUNITY DEVELOPMENT DEPARTMENT - APPROVAL OF AMENDMENT TO SITE PLAN FOR THE CHATTAHOOCHEE BANK/BANK SOUTH LOCATED AT THE SOUTHEAST INTERSECTION OF JOHNSON FERRY ROAD AND LITTLE WILLEO ROAD: MOTION: Motion by Wysong to approve the revised site plan as submitted dated October 11, 1993 marked Exhibit A, to allow the relocation of the ATM and increase the building square footage to 3,153 sq. ft. for the Chattahoochee Bank/Bank South at the southeast intersection of Johnson Ferry Road and Little Willeo Road. Copy of revised site plan on file in the Planning and Zoning Department. VOTE: ADOPTED unanimously

See attached page for additional minutes. Karen Hach

Karen L. Hach, Deputy Clerk
Cobb County Board of Commissioners

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APPLICATION NO. #110

ORIGINAL DATE OF APPLICATION: 2-28-84

APPLICANT'S NAME: MARETT PROPERTIES, INC.

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

OTHER BUSINESS Item #2 BOC decision of August 15, 1995 Zoning Hearing:

TO CONSIDER SITE PLAN APPROVAL FOR PROMINA NORTHWEST PHYSICIANS GROUP (#110 OF 1984 - MARRETT PROPERTIES INC).

To consider site plan approval for Promina Northwest Physicians Group (zoning application #110 of 1984 - Marrett Properties, Inc.), property is located on the east side of Johnson Ferry Road, south of Little Willeo Road, in Land Lot 67 of the 1st District.

Mr. Danneman reported that proposed site plan retains the same buffers and access points as previously approved, while replacing 2-story structure with a 1-story structure and greatly reducing density.

Following this presentation the Board of Commissioners approved site plan for Promina Northwest Physicians Group (zoning application #110 of 1984 - Marrett Properties Inc.) subject to site plan submitted dated July 26, 1995; 2) all other applicable stipulations/conditions to remain in effect. Motion by Wysong, second by Byrne, carried 3-0.

Karen L. Hach
Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

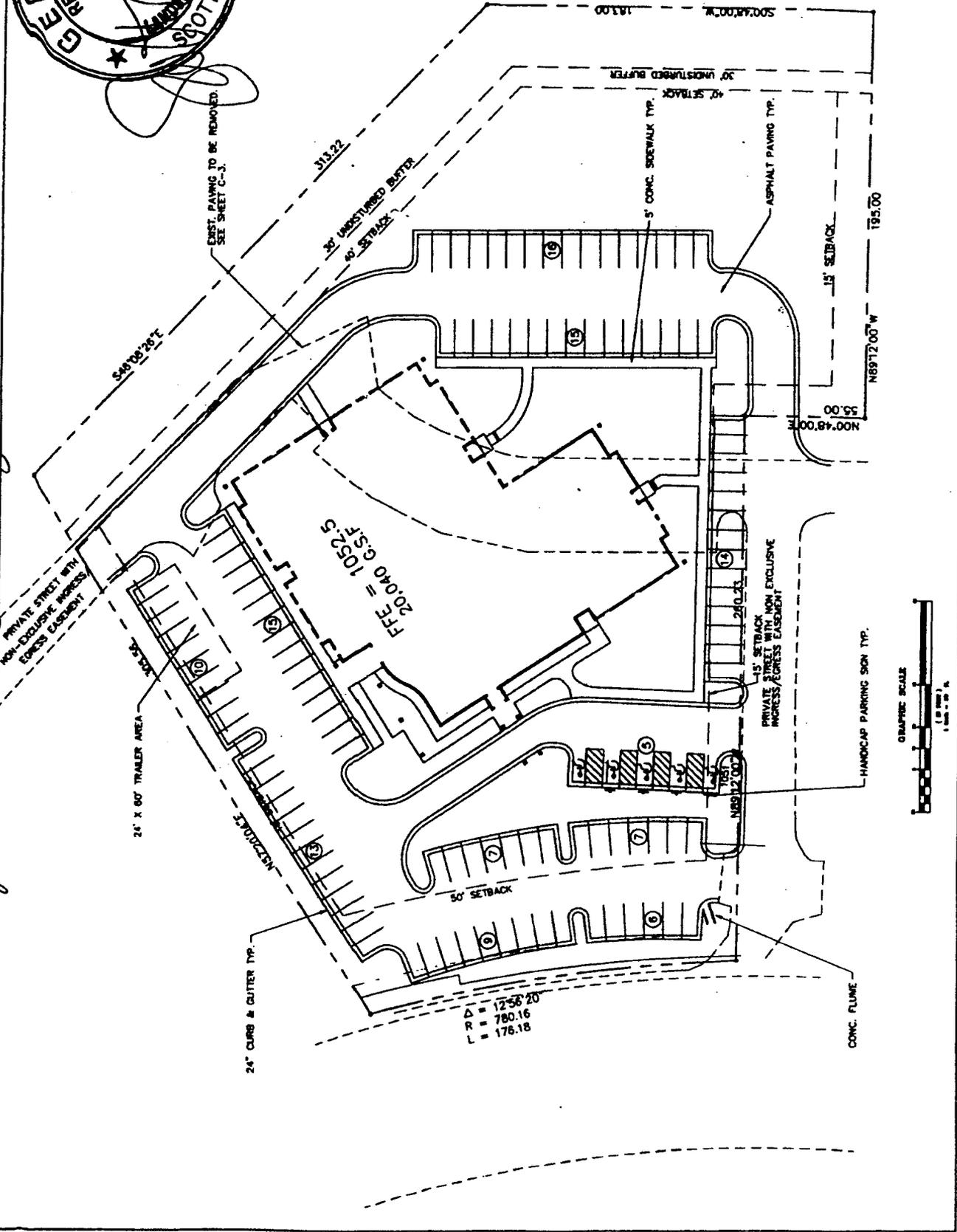
#110 of 1995 (Marshall Properties)

As referenced in Zoning Minutiae of 8-15-95



DATE: 1-28	PROJECT: HEALTH CARE FACILITY
SCALE: 1/8" = 1'-0"	DESIGNER: [Redacted]
DATE: 1-28	PROJECT: HEALTH CARE FACILITY
SCALE: 1/8" = 1'-0"	DESIGNER: [Redacted]

SITE & LAYOUT PLAN



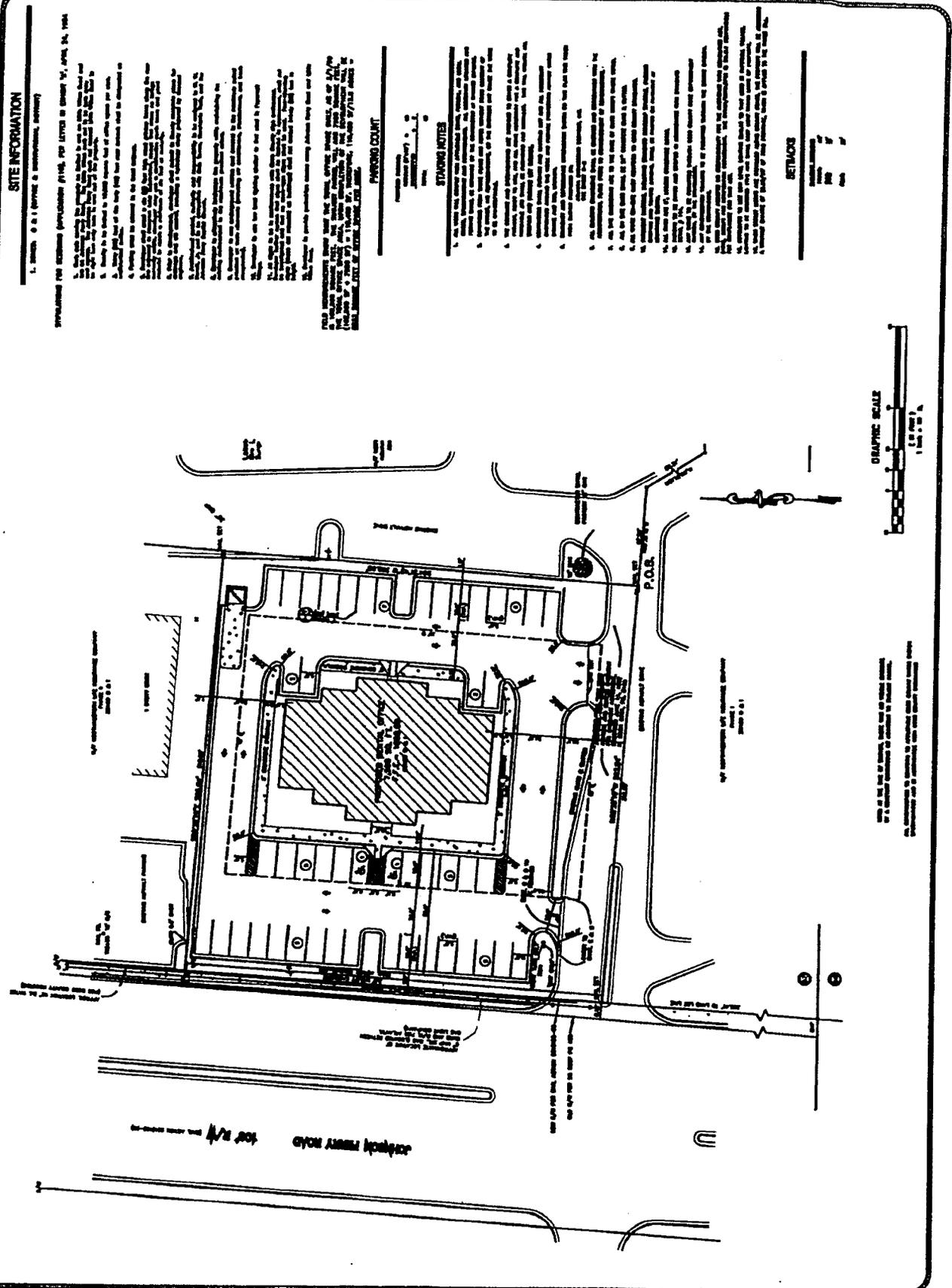
ORIGINAL DATE OF APPLICATION: 03-16-99APPLICANTS NAME: MARRETT PROPERTIES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 03-16-99 ZONING HEARING:****OTHER BUSINESS ITEM #4 -- TO CONSIDER SITE PLAN
APPROVAL --- #110 OF 1984 (MARRETT PROPERTIES, INC.)**

To consider Site Plan Approval for HarborDental regarding Application #110 of April 10, 1984 (Marrett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding site plan approval for HarborDental relative to application #110 (Marrett Properties, Inc. of April 10, 1984). Following discussion, the Board of Commissioners **approved** site plan as presented for HarborDental regarding Application #110 (Marrett Properties, Inc. of April 10, 1984) for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District (Crossings Center Office Park) **subject to:** 1) **site plan (attached and made a part of these minutes);** 2) **landscape plan (attached and made a part of these minutes);** 3) **building elevation drawings (attached and made a part of these minutes);** 4) **all other previous conditions/stipulations to remain in effect.** Motion by Olens, second by Byrne, carried 4-0.

Min. Bt. 11 Petition No. 11021984/03#4
 Dec. Type Reduced Site Plan 1564
 #1
 Meeting Date 3/10/85

	ATLANTA ENGINEERING SERVICES, INC. 3000 NORTL AVE. SOUTH SUITE 110 ATLANTA, GEORGIA 30308 (404) 525-1200 FAX (404) 525-1201 <i>(Small illegible text below)</i>	Harbordenal 4785 Peachtree Cherokee Circle Suite 208 Peachtree, Georgia 30082 (770) 988-8880	SITE PLAN Harbordenal JOHNS ON FERRY ROAD 11 87, 1 87 & 1 87 SECTION COOK'S COUNTY, GEORGIA
--	--	---	--



SITE INFORMATION

1. Section 8-1-1 (Ordinance 10,000, 1970)

2. The site is located in the 11 87, 1 87 & 1 87 Section, Cook's County, Georgia.

3. The site is zoned R-1 (Residential Single-Family).

4. The site is currently vacant.

5. The site is bounded by Johns on Ferry Road to the north, Peachtree Cherokee Circle to the east, and N. 11th Street to the south.

6. The site is approximately 1.5 acres in size.

7. The site is currently owned by Harbordenal.

8. The site is being proposed for development as a residential subdivision.

9. The site is being proposed for development as a residential subdivision.

10. The site is being proposed for development as a residential subdivision.

PARKING NOTES

1. The site is proposed to have a total of 100 parking spaces.

2. The parking spaces are located in the following areas:

- Area A: 50 spaces
- Area B: 30 spaces
- Area C: 20 spaces

3. The parking spaces are proposed to be paved with asphalt.

4. The parking spaces are proposed to be landscaped with trees and shrubs.

5. The parking spaces are proposed to be accessible to all persons, including the disabled.

RETAINING WALLS

1. The site is proposed to have a total of 100 parking spaces.

2. The retaining walls are located in the following areas:

- Area A: 50 ft
- Area B: 30 ft
- Area C: 20 ft

3. The retaining walls are proposed to be constructed of concrete.

4. The retaining walls are proposed to be finished with a smooth surface.

5. The retaining walls are proposed to be accessible to all persons, including the disabled.

UTILITY NOTES

1. The site is proposed to have a total of 100 parking spaces.

2. The utility lines are located in the following areas:

- Area A: 50 ft
- Area B: 30 ft
- Area C: 20 ft

3. The utility lines are proposed to be installed in a trench.

4. The utility lines are proposed to be finished with a smooth surface.

5. The utility lines are proposed to be accessible to all persons, including the disabled.

GEOMETRIC SCALE

1 inch = 10 feet

LEGEND

1. Proposed Building Footprint

2. Proposed Parking Spaces

3. Proposed Retaining Walls

4. Proposed Utility Lines

5. Proposed Site Boundaries

NOTES

1. The site is proposed to have a total of 100 parking spaces.

2. The site is proposed to have a total of 100 parking spaces.

3. The site is proposed to have a total of 100 parking spaces.

4. The site is proposed to have a total of 100 parking spaces.

5. The site is proposed to have a total of 100 parking spaces.

CONTRACTOR'S NOTES

1. The site is proposed to have a total of 100 parking spaces.

2. The site is proposed to have a total of 100 parking spaces.

3. The site is proposed to have a total of 100 parking spaces.

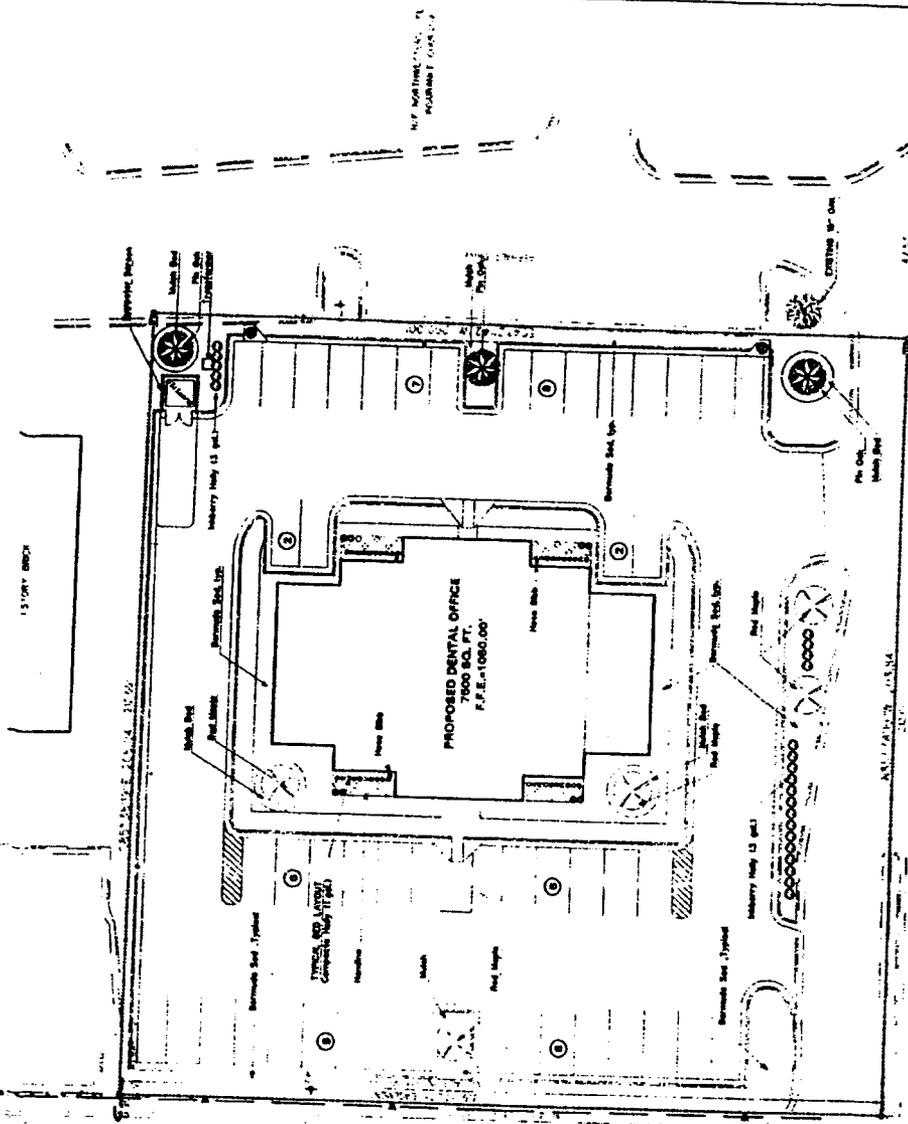
4. The site is proposed to have a total of 100 parking spaces.

5. The site is proposed to have a total of 100 parking spaces.



DATE: 02/18/99	PROJECT: DENTAL COMMONS
DATE: 02/18/99	CAD FILE: A111.DGN
DATE: 02/18/99	DATE: 02/18/99
DATE: 02/18/99	DRAWING: LANDSCAP
DATE: 02/18/99	DRAWING: LANDSCAP

A11



1 LANDSCAPE PLAN
A111 1/8" = 1'-0"

*Handscaping plan as attached for #110 of Park
Plan as attached for
Zoning Review (attached)
By BCC of Stillers
for-filing*

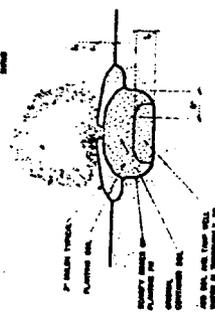
TREE SITE DENSITY

Planting	Planting	Planting
1	2	3
4	5	6

- 3.1 TOTALS
- 3.2 TOTALS
- 3.3 TOTALS
- 3.4 TOTALS

GENERAL NOTES:

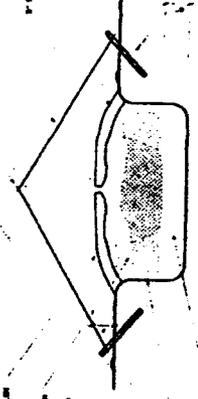
1. The contractor shall provide all materials and labor for the proposed site.
2. The contractor shall provide all materials and labor for the proposed site.
3. The contractor shall provide all materials and labor for the proposed site.
4. The contractor shall provide all materials and labor for the proposed site.



1 SHRUB PLANTING DETAIL
A111 1/8" = 1'-0"

CONTRACTOR PLANTING NOTES:

1. PLANTING SET TO BE 3" TOLERANCE AS NOTED ON THE PROVISIONAL.
2. LOCUS BURN UP FROM TOP OF TRUNK OF TRUNK, AFTER PLACING IN PIT, REMOVE PLASTIC STIRRING AND BRACK.
3. ALL TREES GREATER THAN 3" CALIBER SHALL BE CUTTED.



2 TREE PLANTING AND STAKING DETAIL
A111 1/8" = 1'-0"

**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
AS TO AMENDMENT RELATING TO
BUILDING "G" OF CROSSINGS CENTER -
APPLICATION Z-110 (1984) -
MARCH 19, 2013**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 19, 2013
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 19, 2013 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Commissioner JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Helen Goreham
Commissioner Robert Ott

O.B. 6 To consider a site plan amendment for AB Crossing Center, LLC regarding rezoning application #110 of 1984 (Marett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south Little Willeo Road in Land Lot 67 of the 1st District.

Mr. John Pederson, Zoning Division Manager, provided information regarding a site plan amendment to allow Building G to be subdivided off property. The public hearing was opened and Ms. Donna Nance addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Goreham, to **approve** Other Business Item No. 6 for site plan amendment for AB Crossing Center, LLC regarding rezoning application #110 of 1984 (Marett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south Little Willeo Road in Land Lot 67 of the 1st District **subject to:**

- **Site plan received by the Zoning Division February 12, 2013 (attached and made a part of these minutes)**
- **Letter of agreeable conditions from Ms. Donna Nance dated March 18, 2013 (attached and made a part of these minutes), noting Item No. 3 describing reversion clause**
- **District Commissioner to approve final elevations which are to be in substantial conformity to the proposed elevations included in Other Business package (attached and made a part of these minutes)**
- **No additional access to Johnson Ferry Road**
- **All previous stipulations and conditions, not otherwise in conflict, to remain in effect**

VOTE: ADOPTED unanimously

Byrne, Davis & Hicks, P.C.

ATTORNEYS AT LAW
SUITE 1460 / TOWER PLACE 100
3340 PEACHTREE ROAD, N.E.
ATLANTA, GEORGIA
30326-1075
(404) 364-1460
FACSIMILE (404) 266-7272

Writer's E-Mail Address: dn1460@bellsouth.net
Writer's Direct Dial: (404) 266-7263

68
letter of agree-
able conditions
3/19/13

March 18, 2013

Via Email and Regular Mail
Mr. Bob Ott
District 2 Commissioner
Cobb County Board of Commissioners
100 Cherokee Street
Marietta, Georgia 30090-9679

FILED WITH COUNTY CLERK THIS 19th DAY
OF March 20 13 BY Donna Vance
RE OB 6
Donna Vance
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Re: AB Crossings Center, LLC
"Other Business" Application
BOC Hearing Date Requested 03/19/2013

Dear Commissioner Ott:

The application of AB Crossings Center, LLC ("Seller") to create an outlet containing Building G of Crossings Center NW, 1000 Johnson Ferry Road, Marietta, Georgia, will be heard on March 19, 2013. The creation of the outlet is requested in order to facilitate the sale of the Building G outlet to MMM Hillandale, LLC ("Purchaser").

Seller and Purchaser hereby submit their proposed stipulations for creation of the outlet, which are designed to bind the Purchaser in the event the sale is completed and to reinstate the prior zoning if the sale is not completed:

1. Upon completion of the sale of the Building G outlet to Purchaser, Purchaser shall be responsible for complying with all zoning requirements applicable to the outlet, including the stipulations contained herein.
2. Upon completion of the sale of the Building G outlet to Purchaser, and in conjunction with development of the Building G outlet, Purchaser shall do the following:
 - a. Attractively landscape the property using native species.
 - b. Install pedestrian lighting along the front of the Building G outlet in conformance with the requirements of the Johnson Ferry Road Design Guidelines (2012).
3. In the event that the sale of the Building G outlet to Purchaser is not completed, the creation of the outlet will be canceled and the zoning stipulations applicable to the AB Crossings Center, LLC property as a whole will revert to those previously in effect, namely, the stipulations contained in the April 24, 1984 letter from William

Mr. Bob Ott
March 18, 2013
Page 2

Building No. 086
Filing Date 3/19/13

W. Marett, Jr. of Marett Properties, Inc. to the Cobb County Commission, on file in the Zoning Department.

We hope that these stipulations are acceptable to the Board of Commissioners and will cause the proposed development of the Building G outlot to be compatible with the surrounding community. If you have additional questions prior to the hearing, please feel free to contact us personally.

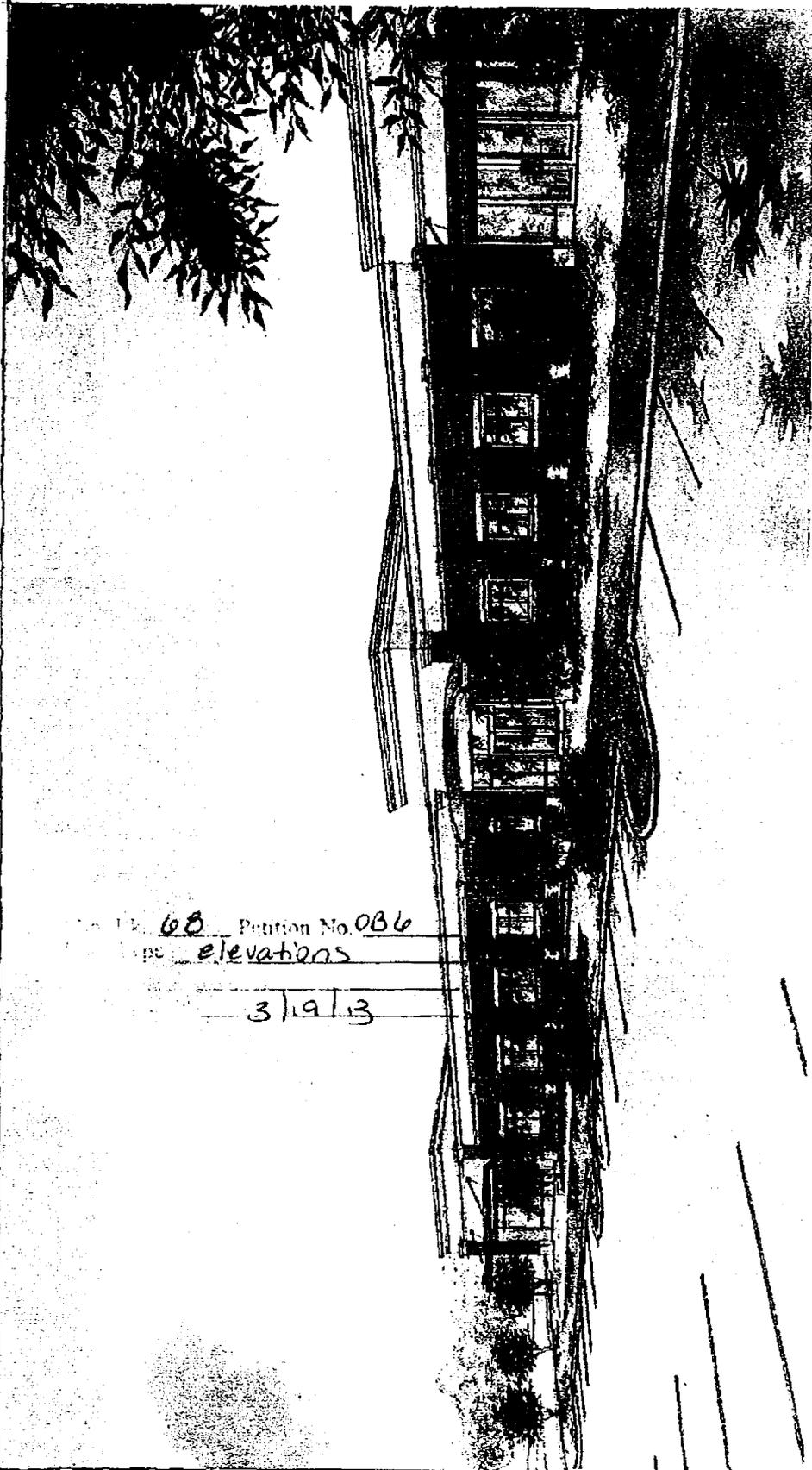
Very truly yours,

AB Crossings Center, LLC

By: Donna Nance
Donna Nance
Byrne, Davis & Hicks, P.C.
Counsel for AB Crossings Center, LLC

MMM Hillandale, LLC

By: Josh Mudd
Josh Mudd
Principal
By Donna Nance
with express
permission



East Cobb MOB
January 31st 2013

www.AtlantaSketchGroup.com • 5555 Glenridge Connector • Suite 200 • Atlanta, GA • 30342 • (404) 459-4044

